

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

705/83 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$510,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2018

to

30/06/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1310/12 Queens Rd MELBOURNE 3004	\$540,000	03/03/2018
2	224/539 St Kilda Rd MELBOURNE 3004	\$536,600	24/07/2018
3	203/594 St Kilda Rd MELBOURNE 3004	\$536,000	22/03/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 June quarter 2018: \$510,000

Comparable Properties

1310/12 Queens Rd MELBOURNE 3004 (REI) **Agent Comments**

2
 1
 -

Price: \$540,000
Method: Private Sale
Date: 03/03/2018
Rooms: -
Property Type: Apartment



224/539 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

2
 2
 2

Price: \$536,600
Method: Private Sale
Date: 24/07/2018
Rooms: 4
Property Type: Apartment



203/594 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

2
 1
 1

Price: \$536,000
Method: Private Sale
Date: 22/03/2018
Rooms: -
Property Type: Apartment