

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

16/73 Queens Road, Melbourne Vic 3004

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,098,000

Median sale price

Median price \$495,000

House

Unit

X

Suburb

Melbourne

Period - From 01/10/2016

to

30/09/2017

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	301/196 Albert Rd SOUTH MELBOURNE 3205	\$1,150,000	10/11/2017
2	1106/582 St Kilda Rd MELBOURNE 3004	\$1,105,000	15/09/2017
3	8/221 Dandenong Rd WINDSOR 3181	\$1,100,000	21/10/2017

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.

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Indicative Selling Price

\$1,098,000

Median Unit Price

Year ending September 2017: \$495,000



3 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



301/196 Albert Rd SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 10/11/2017

Rooms: 4

Property Type: Apartment



1106/582 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 1

Price: \$1,105,000

Method: Private Sale

Date: 15/09/2017

Rooms: -

Property Type: Apartment



8/221 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 5

Property Type: Apartment