

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

107/15 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2021

to

30/06/2022

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	1014/35 Albert Rd MELBOURNE 3004	\$595,000	30/05/2022
2	344/183 City Rd SOUTHBANK 3006	\$580,000	01/08/2022
3			

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.

This Statement of Information was prepared on:

04/10/2022 12:12



2
 1
 1

Property Type: Apartment

Land Size: 89 sqm approx

Agent Comments

Indicative Selling Price

\$579,000

Median Unit Price

Year ending June 2022: \$520,000

Comparable Properties



1014/35 Albert Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

2
 1
 1

Only 500m away, same amount of bedrooms and bathrooms

Price: \$595,000

Method: Private Sale

Date: 30/05/2022

Property Type: Apartment



344/183 City Rd SOUTHBANK 3006 (REI) **Agent Comments**

2
 1
 1

Only 1.92km away, has a pool and gym

Price: \$580,000

Method: Private Sale

Date: 01/08/2022

Property Type: Apartment

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140