

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

612/14 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

217/450 ST KILDA ROAD MELBOURNE VIC 3004	\$435,000	25-Jun-24
107/450 ST KILDA ROAD MELBOURNE VIC 3004	\$412,000	17-May-24
901/568 ST KILDA ROAD MELBOURNE VIC 3004	\$384,500	24-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 29 October 2024



**217/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$435,000** Sold Date **25-Jun-24**

Distance **0.09km**



**107/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$412,000** Sold Date **17-May-24**

Distance **0.09km**



**901/568 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price ^{RS} **\$384,500** Sold Date **24-Sep-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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