## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 23/75 Queens Road, Melbourne Vic 3004

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	10/06/2020	to	09/06/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	605/82 Queens Rd MELBOURNE 3004	\$491,999	13/01/2021
2	1/40 Upton Rd WINDSOR 3181	\$505,000	08/06/2021
3	1/14 Miller St PRAHRAN 3181	\$480,000	01/06/2021

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:

10/06/2021 18:16







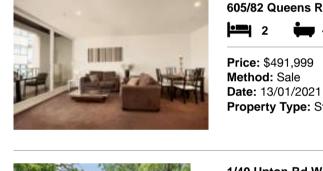


Rooms: 3 Property Type: Apartment Land Size: 67 sqm approx Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

**Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price** 10/06/2020 - 09/06/2021: \$525,000

# **Comparable Properties**



605/82 Queens Rd MELBOURNE 3004 (VG)



Property Type: Strata Unit/Flat



1/40 Upton Rd WINDSOR 3181 (REI)

Agent Comments

Agent Comments



Price: \$505,000 Method: Private Sale Date: 08/06/2021 Property Type: Apartment

1/14 Miller St PRAHRAN 3181 (REI)



Agent Comments



Price: \$480.000 Method: Private Sale Date: 01/06/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.