

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

23/75 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Melbourne

Period - From 10/06/2020 to 09/06/2021 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	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:

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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)

Agent Comments



Price: \$491,999
Method: Sale
Date: 13/01/2021
Property Type: Strata Unit/Flat



1/40 Upton Rd WINDSOR 3181 (REI)

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