

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

403/39 Queen Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$235,000

&

\$255,000

Median sale price

Median price

\$481,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2021

to

31/03/2021

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	806/39 Queen St MELBOURNE 3000	\$242,000	24/06/2021
2	1107/601 Little Collins St MELBOURNE 3000	\$260,000	19/04/2021
3	1111/7 Katherine PI MELBOURNE 3000	\$250,000	19/04/2021

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:

15/07/2021 13:57



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Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price

\$235,000 - \$255,000

Median Unit Price

March quarter 2021: \$481,500

Comparable Properties

**806/39 Queen St MELBOURNE 3000 (REI)**

Agent Comments

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 1
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Price: \$242,000**Method:** Private Sale**Date:** 24/06/2021**Property Type:** Apartment**1107/601 Little Collins St MELBOURNE 3000 (REI/VG)**

Agent Comments

1
 1
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Price: \$260,000**Method:** Private Sale**Date:** 19/04/2021**Property Type:** Apartment**1111/7 Katherine Pl MELBOURNE 3000 (REI/VG)**

Agent Comments

1
 1
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Price: \$250,000**Method:** Private Sale**Date:** 19/04/2021**Property Type:** Apartment