

## Private Rooftop Terrace

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1506/1 Queens Road,  
MELBOURNE 3004**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$550,000 - \$600,000**

### Median sale price

Median **House** for **MELBOURNE** for period **Jul 2017 - Jun 2018**

Sourced from **REIV**.

**\$520,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2805/1 Balston Street,**  
Southbank 3006

**Price \$590,000** Sold 09  
September 2018

**32/32 Queens Road,**  
Melbourne 3004

**Price \$585,000** Sold 06  
August 2018

**30a Bank Street,**  
South Melbourne 3205

**Price \$570,000** Sold 14 July  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



2 beds



1 bath



1 parking

### Greg Hocking Holdsworth

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



**Peter Zervas**  
Greg Hocking

03 86 44 5500  
0405 682 173

[pzervas@grehocking.com.au](mailto:pzervas@grehocking.com.au)



**Callum Richardson**  
Greg Hocking

03 86 44 5500  
0488 504 889

[crichardson@grehocking.com.au](mailto:crichardson@grehocking.com.au)

**GREG HOCKING**  
HOLDSWORTH