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

1205/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$620,000

Median sale price

Median price	\$482,000	Pro	operty Type Unit	:	Suburb	Melbourne
Period - From	01/12/2020	to	30/11/2021	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	211/23 Queens Rd MELBOURNE 3004	\$651,000	27/10/2021
2	507/83 Queens Rd MELBOURNE 3004	\$620,000	09/08/2021
3			

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:

01/12/2021 10:19





Property Type: Apartment Agent Comments

Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

Indicative Selling Price \$620,000 Median Unit Price 01/12/2020 - 30/11/2021: \$482,000



211/23 Queens Rd MELBOURNE 3004 (REI)



Price: \$651,000 Method: Private Sale Date: 27/10/2021 Rooms: 3 Property Type: Apartment Agent Comments



507/83 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$620,000 Method: Sold Before Auction Date: 09/08/2021 Property Type: Apartment

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748

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