

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

503/12 Queens Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 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

22/458 St Kilda Road Melbourne VIC 3004	\$771,500	31-Mar-21
305/33-34 Queens Road Melbourne VIC 3004	\$810,000	25-Sep-21
26D Napier Street South Melbourne VIC 3205	\$888,000	17-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 11 December 2021

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**22/458 St Kilda Road Melbourne
VIC 3004**

Sold Price

\$771,500

Sold Date

31-Mar-21

2

1

1

Distance

0.21km



**305/33-34 Queens Road Melbourne
VIC 3004**

Sold Price

\$810,000

Sold Date

25-Sep-21

2

1

1

Distance

0.62km



**26D Napier Street South Melbourne
VIC 3205**

Sold Price

\$888,000

Sold Date

17-Jul-21

2

2

1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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