

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 1209/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 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	23/416a St Kilda Rd MELBOURNE 3004	\$445,000	07/12/2023
2	1611/450 St Kilda Rd MELBOURNE 3004	\$445,000	21/02/2024
3	1112/450 St Kilda Rd MELBOURNE 3004	\$440,000	28/11/2023

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: 03/04/2024 13:12



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

Year ending December 2023: \$478,564

Comparable Properties



23/416a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$445,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



1611/450 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

1 1 1

Price: \$445,000

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment



1112/450 St Kilda Rd MELBOURNE 3004 (REI/VG) Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 28/11/2023

Property Type: Apartment

Account - Gem Realty