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	3/33 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price	$749,000

Median sale price

Median price	$527,500	Property Type	Unit	Suburb	Melbourne
Period - From	01/04/2020	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	10/22 Murphy St SOUTH YARRA 3141	$750,000	22/05/2021
2	56/151 Fitzroy St ST KILDA 3182	$795,000	18/03/2021
3	310/55 Queens Rd MELBOURNE 3004	$795,000	21/01/2021

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:	30/06/2021 15:08

CONSUMER AFFAIRS VICTORIA

JAMES PAYNTER

🛏 3   🛁 1   🚗 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$749,000
Median Unit Price
Year ending March 2021: $527,500

Comparable Properties

10/22 Murphy St SOUTH YARRA 3141 (REI)

🛏 3   🛁 1   🚗 1

Price: $750,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Apartment

Agent Comments

56/151 Fitzroy St ST KILDA 3182 (REI)

🛏 3   🛁 1   🚗 1

Price: $795,000
Method: Private Sale
Date: 18/03/2021
Property Type: Apartment

Agent Comments

310/55 Queens Rd MELBOURNE 3004 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $795,000
Method: Private Sale
Date: 21/01/2021
Property Type: Apartment

Agent Comments