

# 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

101/74 Queens Road, Melbourne Vic 3004

### Indicative selling price

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

Range between

\$600,000

&

\$640,000

### Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2021

to

30/09/2022

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 | G08/70 Queens Rd MELBOURNE 3004  | \$675,000 | 12/09/2022   |
| 2 | G08/70 Queens Rd MELBOURNE 3004  | \$675,000 | 12/09/2022   |
| 3 | 1204/55 Queens Rd MELBOURNE 3004 | \$640,000 | 05/11/2022   |

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:

21/11/2022 15:48



2 2 1

**Property Type:** Apartment

**Land Size:** 81 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$640,000

**Median Unit Price**

Year ending September 2022: \$520,000

## Comparable Properties



**G08/70 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2 2 1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 12/09/2022

**Rooms:** 3

**Property Type:** Apartment



**G08/70 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2 2 1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 12/09/2022

**Rooms:** 3

**Property Type:** Apartment



**1204/55 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2 2 1

**Price:** \$640,000

**Method:** Auction Sale

**Date:** 05/11/2022

**Property Type:** Apartment