

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 904/77 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb Melbourne

Period - From 24/08/2022

to 23/08/2023

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	904/77 Queens Rd MELBOURNE 3004	\$707,000	14/04/2015
2			
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:

24/08/2023 14:56



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Year Built: 2017 **Council Rate:** \$1,235 per year **OC fee:** \$5,750 per year

Indicative Selling Price

\$690,000

Median Unit Price

24/08/2022 - 23/08/2023: \$505,000

Comparable Properties

904/77 Queens Rd MELBOURNE 3004 (VG)

Agent Comments

- - -

Price: \$707,000

Method: Sale

Date: 14/04/2015

Property Type: Strata Unit/Flat

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 - The One Real Estate (AU) | P: 03 7007 5707