## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 904/77 Queens Road, Melbourne Vic 3004

### Indicative selling price

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For the meaning	of thie	nrica caa	consumer.vic.gov.au	underguoting
		price see	consumer.vic.gov.au	/ under quoting

Single price \$690,000

#### Median sale price

Median price	\$505,000	Pro	perty Type Uni	t	Suburb	Melbourne
Period - From	24/08/2022	to	23/08/2023	Sourc	e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	904/77 Queens Rd MELBOURNE 3004	\$707,000	14/04/2015
2			
3			

#### OR

**B**<sup>\*</sup> 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





**Indicative Selling Price** 





\$690,000Property Type: Strata Unit/FlatMedian Unit PriceAgent Comments24/08/2022 - 23/08/2023: \$505,000Year Built: 2017 Council Rate: \$1,235 per year OC fee: \$5,750 per year

# **Comparable Properties**





Price: \$707,000 Method: Sale Date: 14/04/2015 Property Type: Strata Unit/Flat Agent Comments

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

propertydata



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