Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Date of sale

| Pror | ertv | offered | for | sale |
|------|-------|---------|-----|------|
| IIV | JEILY | Ollelea | 101 | Saic |

| Address | 410/26 Queens Road, Melbourne Vic 3000 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$850,000 | & | \$935,000 |
|---------------|-----------|---|-----------|
| | i I | | |

Median sale price

| Median price | \$526,000 | Pro | perty Type Un | nit | | Suburb | Melbourne |
|---------------|------------|-----|---------------|-----|-------|--------|-----------|
| Period - From | 01/10/2023 | to | 31/12/2023 | So | ource | 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.

Address of comparable property

| 1 | 101/15 Queens Rd MELBOURNE 3004 | \$920,000 | 27/12/2023 |
|---|---------------------------------|-----------|------------|
| 2 | 506/19 Queens Rd MELBOURNE 3004 | \$868,000 | 26/03/2024 |
| 3 | | | |

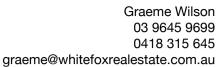
OR

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: | 11/04/2024 14:44 |
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WHITEFOX



Indicative Selling Price \$850,000 - \$935,000 Median Unit Price December quarter 2023: \$526,000



Property Type: Apartment
Agent Comments

Comparable Properties



101/15 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

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Price: \$920,000 Method: Private Sale Date: 27/12/2023

Property Type: Apartment



506/19 Queens Rd MELBOURNE 3004 (REI)

Price: \$868,000 Method: Private Sale Date: 26/03/2024

Property Type: Apartment

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 - Whitefox Real Estate | P: 96459699





Agent Comments