

## 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

1906/318 QUEEN STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

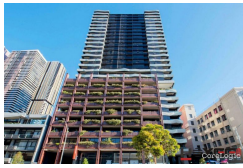
Date of sale

1906/155 FRANKLIN STREET MELBOURNE VIC 3000	\$686,000	15-Nov-23
3717/228 LA TROBE STREET MELBOURNE VIC 3000	\$700,000	16-Oct-23
1608/60 A'BECKETT STREET MELBOURNE VIC 3000	\$715,000	22-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 11 April 2024



**1906/155 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$686,000** Sold Date **15-Nov-23**

Distance **0.24km**



**3717/228 LA TROBE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$700,000** Sold Date **16-Oct-23**

Distance **0.32km**



**1608/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$715,000** Sold Date **22-Feb-24**

Distance **0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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