

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

1001/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$710,000 & \$730,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2019 to 31/12/2019 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	709/25-29 Alma Rd ST KILDA 3182	\$747,000	12/03/2020
2	612/181 Fitzroy St ST KILDA 3182	\$730,000	12/12/2019
3	606/594 St Kilda Rd MELBOURNE 3004	\$715,000	30/11/2019

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:

21/04/2020 17:37

1001/83 Queens Road, Melbourne Vic 3004



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$710,000 - \$730,000

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties



709/25-29 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$747,000

Method: Sold Before Auction

Date: 12/03/2020

Property Type: Apartment



612/181 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 12/12/2019

Property Type: Apartment



606/594 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$715,000

Method: Auction Sale

Date: 30/11/2019

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.