



 2  
  1  
  2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$680,000 - \$740,000  
**Median Unit Price**  
 March quarter 2017: \$532,500

## Comparable Properties



**609/70 Queens Rd MELBOURNE 3004 (REI/VG)** **Agent Comments**

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**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 08/03/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 2323 sqm

**8/70 Queens Rd MELBOURNE 3004 (VG)**

**Agent Comments**

 2  
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**Price:** \$730,000  
**Method:** Sale  
**Date:** 13/11/2016  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 2323 sqm

**1301/83 Queens Rd MELBOURNE 3004 (VG)**

**Agent Comments**

 2  
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**Price:** \$710,000  
**Method:** Sale  
**Date:** 25/01/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

## 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	201/55 Queens Rd, Melbourne Vic 3004
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$680,000	&	\$740,000
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#### Median sale price

Median price	\$532,500	Unit	X	Suburb	Melbourne
Period - From	01/01/2017	to	31/03/2017	Source	REIV

#### Comparable property sales

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
609/70 Queens Rd MELBOURNE 3004	\$735,000	08/03/2017
8/70 Queens Rd MELBOURNE 3004	\$730,000	13/11/2016
1301/83 Queens Rd MELBOURNE 3004	\$710,000	25/01/2017