

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

801/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$785,000

Median sale price

Median price

\$525,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2018

to

30/09/2018

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	G02/15 Queens Rd MELBOURNE 3004	\$780,000	04/09/2018
2	80/431 St Kilda Rd MELBOURNE 3004	\$740,000	17/06/2018
3	522/55 Queens Rd MELBOURNE 3004	\$711,000	28/06/2018

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.



 2  2  2

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$785,000

Median Unit Price
September quarter 2018: \$525,000

Comparable Properties

G02/15 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2  2  1

Price: \$780,000
Method: Private Sale
Date: 04/09/2018
Rooms: 4
Property Type: Apartment



80/431 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2  1  1

Price: \$740,000
Method: Private Sale
Date: 17/06/2018
Rooms: 3
Property Type: Apartment



522/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2  1  1

Price: \$711,000
Method: Private Sale
Date: 28/06/2018
Rooms: 3
Property Type: Apartment