

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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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	Hou	se	Unit	Х	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.

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525





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





Rooms: Property Type: Apartment Agent Comments

Comparable Properties

G02/15 Queens Rd MELBOURNE 3004 (REI)

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

Property Type: Apartment

Agent Comments



80/431 St Kilda Rd MELBOURNE 3004 (REI)

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

Property Type: Apartment

Agent Comments



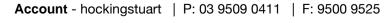
522/55 Queens Rd MELBOURNE 3004 (REI)

1 2 **1** 6 1

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

Property Type: Apartment

Agent Comments







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