

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

12/73 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$630,000

&

\$680,000

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	108/15 Queens Rd MELBOURNE 3004	\$630,000	10/12/2019
2	613/70 Queens Rd MELBOURNE 3004	\$665,000	04/11/2019
3	66/604 St Kilda Rd MELBOURNE 3004	\$680,000	31/10/2019

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:

14/02/2020 13:05

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Indicative Selling Price

\$630,000 - \$680,000

Median Unit Price

December quarter 2019: \$550,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



108/15 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2  2  1

Price: \$630,000

Method: Private Sale

Date: 10/12/2019

Rooms: 4

Property Type: Apartment



613/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2  2  1

Price: \$665,000

Method: Private Sale

Date: 04/11/2019

Rooms: 4

Property Type: Apartment



66/604 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 31/10/2019

Property Type: Apartment