

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

309/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$419,500

Median sale price

Median price

\$520,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2021

to

30/06/2022

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	711/539 St Kilda Rd MELBOURNE 3004	\$435,000	14/04/2022
2	1702/3-5 St Kilda Rd ST KILDA 3182	\$429,000	23/03/2022
3			

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:

18/07/2022 16:21

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Indicative Selling Price

\$419,500

Median Unit Price

Year ending June 2022: \$520,000



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



711/539 St Kilda Rd MELBOURNE 3004
(REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 14/04/2022

Property Type: Apartment



1702/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$429,000

Method: Private Sale

Date: 23/03/2022

Property Type: Apartment

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.