

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

1503/12 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,680,000

&

\$1,780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 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

102/2-6 SLATER STREET MELBOURNE VIC 3004	\$1,825,000	22-Jul-22
202/2-6 SLATER STREET MELBOURNE VIC 3004	\$1,800,000	29-Oct-22
701/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$1,680,000	01-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 09 November 2022



**102/2-6 SLATER STREET
MELBOURNE VIC 3004**

3 2 2

Sold Price **\$1,825,000** Sold Date **22-Jul-22**

Distance **0.26km**



**202/2-6 SLATER STREET
MELBOURNE VIC 3004**

3 2 2

Sold Price ^{RS} **\$1,800,000** Sold Date **29-Oct-22**

Distance **0.26km**



**701/74-76 EASTERN ROAD SOUTH
MELBOURNE VIC 3205**

3 3 2

Sold Price **\$1,680,000** Sold Date **01-Aug-22**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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