

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

52/18 Queen Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$555,000

Median sale price

Median price

\$515,444

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2020

to

30/09/2021

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	407/639 Little Bourke St MELBOURNE 3000	\$585,000	26/10/2021
2	613/551 Flinders La MELBOURNE 3000	\$525,000	01/11/2021
3	507/118 Russell St MELBOURNE 3000	\$520,000	29/09/2021

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:

30/11/2021 16:06

52/18 Queen Street, Melbourne Vic 3000



2 1 0

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$555,000

Median Unit Price
Year ending September 2021: \$515,444

Comparable Properties



407/639 Little Bourke St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$585,000
Method: Auction Sale
Date: 26/10/2021
Property Type: Apartment



613/551 Flinders La MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$525,000
Method: Private Sale
Date: 01/11/2021
Property Type: Apartment



507/118 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$520,000
Method: Private Sale
Date: 29/09/2021
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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