

## 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

8/18 Queens Road Melbourne VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2020

to

28 Feb 2021

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

11/63 Millswyn Street South Yarra VIC 3141	\$785,000	19-Dec-20
10/2-4 Marne Street South Yarra VIC 3141	\$810,000	19-Feb-21
9/32 Marne Street South Yarra VIC 3141	\$845,000	14-Nov-20

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: 17 March 2021

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**11/63 Millswyn Street South Yarra  
VIC 3141**

 2  1  1

Sold Price **\$785,000** Sold Date **19-Dec-20**

Distance **0.63km**

10/2 Marne Street, South Yarra



**10/2-4 Marne Street South Yarra  
VIC 3141**

 2  1  1

Sold Price <sup>RS</sup> **\$810,000** <sup>UN</sup> Sold Date **19-Feb-21**

Distance **0.82km**



**9/32 Marne Street South Yarra VIC  
3141**

 2  1  1

Sold Price **\$845,000** Sold Date **14-Nov-20**

Distance **0.92km**

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

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