

# 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

35/32 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)

Range between

\$530,000

&

\$583,000

### Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2021

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	17/632 St Kilda Rd MELBOURNE 3004	\$575,000	30/06/2021
2	2/49 Davis Av SOUTH YARRA 3141	\$572,000	29/06/2021
3	6/40 Charnwood Rd ST KILDA 3182	\$571,500	03/07/2021

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:

24/11/2021 09:49



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$583,000  
**Median Unit Price**  
September quarter 2021: \$482,500

## Comparable Properties



17/632 St Kilda Rd MELBOURNE 3004 (VG)

**Agent Comments**

2 - -

**Price:** \$575,000  
**Method:** Sale  
**Date:** 30/06/2021  
**Property Type:** Subdivided Flat - Single OYO Flat



2/49 Davis Av SOUTH YARRA 3141 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$572,000  
**Method:** Private Sale  
**Date:** 29/06/2021  
**Property Type:** Apartment



6/40 Charnwood Rd ST KILDA 3182 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$571,500  
**Method:** Private Sale  
**Date:** 03/07/2021  
**Property Type:** Apartment