

# 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

39/32 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 \$570,000

&

\$627,000

### Median sale price

Median price \$501,900

Property Type Unit

Suburb Melbourne

Period - From 01/10/2021

to 31/12/2021

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	17/32 Queens Rd MELBOURNE 3004	\$630,000	16/02/2022
2	3/392 Punt Rd SOUTH YARRA 3141	\$615,000	02/12/2021
3	4/390 Punt Rd SOUTH YARRA 3141	\$615,000	16/09/2021

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:

01/03/2022 22:01



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$627,000

**Median Unit Price**

December quarter 2021: \$501,900

## Comparable Properties



**17/32 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**



**Price:** \$630,000

**Method:** Private Sale

**Date:** 16/02/2022

**Property Type:** Apartment



**3/392 Punt Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$615,000

**Method:** Private Sale

**Date:** 02/12/2021

**Property Type:** Apartment



**4/390 Punt Rd SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$615,000

**Method:** Sold Before Auction

**Date:** 16/09/2021

**Property Type:** Apartment