

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

410/83 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2019

to

31 Jan 2020

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

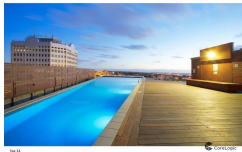
Date of sale

1310/83 Queens Road Melbourne VIC 3004	\$460,000	31-Oct-19
610/74 Queens Road Melbourne VIC 3004	\$408,500	24-Aug-19
115/70 Queens Road Melbourne VIC 3004	\$416,000	13-Jan-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: 18 February 2020



1310/83 Queens Road Melbourne VIC 3004

 1
  1
  1

Sold Price

\$460,000

Sold Date

31-Oct-19

Distance

-



610/74 Queens Road Melbourne VIC 3004

 1
  1
  1

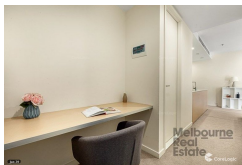
Sold Price

\$408,500

Sold Date

24-Aug-19

Distance

0.26km

115/70 Queens Road Melbourne VIC 3004

 1
  1
  1

Sold Price

\$416,000

Sold Date

13-Jan-20

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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