

## 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

319/55 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

\$379,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

902/55 QUEENS ROAD MELBOURNE VIC 3004	\$365,000	10-Nov-22
607/74 QUEENS ROAD MELBOURNE VIC 3004	\$375,000	03-Feb-23
408/610 ST KILDA ROAD MELBOURNE VIC 3004	\$370,000	22-Oct-22

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: 09 March 2023

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**902/55 QUEENS ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$365,000** Sold Date **10-Nov-22**

Distance **0km**



**607/74 QUEENS ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$375,000** Sold Date **03-Feb-23**

Distance **0.52km**



**408/610 ST KILDA ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$370,000** Sold Date **22-Oct-22**

Distance **0.52km**

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

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