## 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

18/59 Queens Road, Melbourne Vic 3004

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$800,000		&		\$850,000			
Median sale price								
Median price	\$520,500	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9/63 Millswyn St SOUTH YARRA 3141	\$850,000	24/02/2022
2	98/431 St Kilda Rd MELBOURNE 3004	\$820,000	16/03/2022
3	5/77 Park St ST KILDA WEST 3182	\$800,000	14/06/2022

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:

27/07/2022 12:26









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** June quarter 2022: \$520,500

# **Comparable Properties**



9/63 Millswyn St SOUTH YARRA 3141 (VG)



Price: \$850,000 Method: Sale Date: 24/02/2022 Property Type: Flat/Unit/Apartment (Res)



98/431 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

Agent Comments





Price: \$820,000 Method: Sold Before Auction Date: 16/03/2022 Property Type: Unit

5/77 Park St ST KILDA WEST 3182 (REI)



Agent Comments



Price: \$800.000 Method: Sold Before Auction Date: 14/06/2022 Property Type: Unit

#### Account - Atria Real Estate



propertydata

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