

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$520,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2022 to 30/06/2022 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	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



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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)

Agent Comments

2 - -

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

2 1 1

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

2 1 -

Price: \$800,000

Method: Sold Before Auction

Date: 14/06/2022

Property Type: Unit

Account - Atria Real Estate