

# 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

607/83 Queens Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$650,000

### Median sale price

Median price \$555,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 31/12/2020 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 | 606/582 St Kilda Rd MELBOURNE 3004 | \$655,000 | 25/11/2020   |
| 2 | 514/539 St Kilda Rd MELBOURNE 3004 | \$645,000 | 27/10/2020   |
| 3 | 54/632 St Kilda Rd MELBOURNE 3004  | \$635,000 | 03/12/2020   |

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:

01/03/2021 12:08



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



606/582 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

2 - -

**Price:** \$655,000

**Method:** Sale

**Date:** 25/11/2020

**Property Type:** Subdivided Flat - Single OYO Flat



514/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 27/10/2020

**Property Type:** Apartment



54/632 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 1 1

**Price:** \$635,000

**Method:** Sold Before Auction

**Date:** 03/12/2020

**Property Type:** Apartment