

# 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 519/55 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)

Single price \$479,500

### Median sale price

Median price \$527,500

Property Type Unit

Suburb Melbourne

Period - From 01/04/2020

to 31/03/2021

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	18/2 King St PRAHRAN 3181	\$475,000	10/04/2021
2			
3			

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:

21/06/2021 11:42

Marcus Peters  
03 9534 8014  
0418 337 051

marcuspeters@whiting.com.au

**Indicative Selling Price**

\$479,500

**Median Unit Price**

Year ending March 2021: \$527,500



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**18/2 King St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$475,000

**Method:** Auction Sale

**Date:** 10/04/2021

**Property Type:** Apartment

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.