Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	519/55 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	
•	

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$479,500

Median sale price

Median price	\$527,500	Pro	perty Type U	nit		Suburb	Melbourne
Period - From	01/04/2020	to	31/03/2021	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 sixmonths 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			

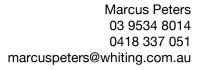
OR

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







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)

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014





Agent Comments