

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 19/78 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) (\*Delete single price or range as applicable)

Single price N/A or range between \$450,000 & \$495,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$530,000 \*House \*Unit x Suburb Melbourne

Period - From 01/01/2018 to 31/03/2018 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
9/35 Donald St PRAHRAN 3181	\$532,500	13/06/2018
5/75 Queens Rd MELBOURNE 3004	\$505,000	20/03/2018
34/78 Queens Rd MELBOURNE 3004	\$495,000	12/05/2018