### 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

1207/14 Queens Road, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$440,000		&		\$460,000				
Median sale p	rice								
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	25/03/2024	to	24/03/2025		So	urce	Property	/ Data	

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	2107/38 Albert Rd SOUTH MELBOURNE 3205	\$450,000	11/03/2025
2	2208/50 Albert Rd SOUTH MELBOURNE 3205	\$440,000	16/12/2024
3	901/50 Albert Rd SOUTH MELBOURNE 3205	\$441,000	09/10/2024

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:

25/03/2025 10:22



1207/14 Queens Road, Melbourne Vic 3000

## WHIJEFOX

Michael Derham

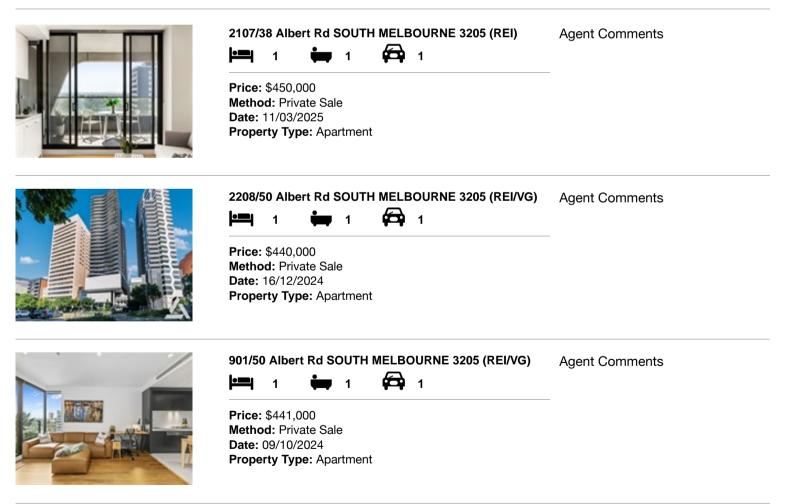




Property Type: Apartment Agent Comments 0425 790 233 michaeld@whitefoxrealestate.com.au

> Indicative Selling Price \$440,000 - \$460,000 Median Unit Price 25/03/2024 - 24/03/2025: \$540,000

# **Comparable Properties**



Account - Whitefox Real Estate | P: 96459699



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