

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	304/81 Queens Road, Melbourne Vic 3004
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Indicative selling price

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

Single price	\$275,000
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Median sale price

Median price	\$480,000	House		Unit	X	Suburb	Melbourne
Period - From	01/10/2018	to	31/12/2018	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 or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/35 Charles St ST KILDA 3182	\$276,500	04/09/2018
2	211/32 Bray St SOUTH YARRA 3141	\$275,000	14/11/2018
3	404/153b High St PRAHRAN 3181	\$275,000	25/08/2018

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.



 1  1  1

Rooms:
Property Type: Studio Apartment
Agent Comments

Indicative Selling Price
\$275,000

Median Unit Price
December quarter 2018: \$480,000

Comparable Properties



7/35 Charles St ST KILDA 3182 (REI)

Agent Comments

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Price: \$276,500
Method: Private Sale
Date: 04/09/2018
Rooms: -
Property Type: Apartment



211/32 Bray St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$275,000
Method: Private Sale
Date: 14/11/2018
Rooms: -
Property Type: Apartment



404/153b High St PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$275,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Apartment