Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	904/12 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$460,000	&	\$480,000

Median sale price

Median price	\$501,900	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/10/2021	to	31/12/2021		Sourc	ceREIV	

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

Add	dress of comparable property	Price	Date of sale
1	1006/83 Queens Rd MELBOURNE 3004	\$510,000	12/10/2021
2	2402/152 Sturt St SOUTHBANK 3006	\$460,000	28/03/2022
3	8/67 Lang St SOUTH YARRA 3141	\$460,000	17/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/03/2022 10:55





Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$460,000 - \$480,000 Median Unit Price December quarter 2021: \$501,900



Property Type: Strata Unit/Flat Agent Comments

Comparable Properties



1006/83 Queens Rd MELBOURNE 3004 (VG)

- A

Price: \$510,000 Method: Sale Date: 12/10/2021

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments



2402/152 Sturt St SOUTHBANK 3006 (REI)

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Price: \$460,000 **Method:** Private Sale **Date:** 28/03/2022

Property Type: Apartment

Agent Comments



8/67 Lang St SOUTH YARRA 3141 (REI)

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Price: \$460,000 Method: Private Sale Date: 17/03/2022

Property Type: Apartment

Agent Comments





Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

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