

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

1-bedrooms, 1-bathrooms, 1-car park Queens road MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$724,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

1409/499 ST KILDA ROAD MELBOURNE VIC 3004	\$760,000	22-Sep-23
1303/20 QUEENS ROAD MELBOURNE VIC 3004	\$750,000	15-Feb-24
423/499 ST KILDA ROAD MELBOURNE VIC 3004	\$750,000	16-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 07 December 2024



**1409/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$760,000** Sold Date **22-Sep-23**

Distance **0.22km**



**1303/20 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$750,000** Sold Date **15-Feb-24**

Distance **0.29km**



**423/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price Sold Date **16-Apr-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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