

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	1003/55 Queens Road, Melbourne Vic 3004
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Indicative selling price

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

Range between	\$630,000	&	\$693,000
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Median sale price

Median price	\$499,000	House		Unit	X	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017	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	1001/2-4 Albert rd SOUTH MELBOURNE 3205	\$640,000	21/06/2017
2	4G/19 Queens Rd MELBOURNE 3004	\$631,000	30/03/2017
3	2c/635 St Kilda Rd MELBOURNE 3004	\$625,000	22/07/2017

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$630,000 - \$693,000
Median Unit Price
June quarter 2017: \$499,000

Comparable Properties



1001/2-4 Albert rd SOUTH MELBOURNE 3205 (REI/VG) **Agent Comments**

2 1 2

Price: \$640,000
Method: Private Sale
Date: 21/06/2017
Rooms: -
Property Type: Apartment



4G/19 Queens Rd MELBOURNE 3004 (REI/VG) **Agent Comments**

2 1 1

Price: \$631,000
Method: Private Sale
Date: 30/03/2017
Rooms: 3
Property Type: Apartment



2c/635 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

2 1 1

Price: \$625,000
Method: Private Sale
Date: 22/07/2017
Rooms: -
Property Type: Apartment