

## 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

103/39 Queen Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

\$485,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 2022

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

202/39 Queen Street Melbourne VIC 3000	\$450,000	11-Feb-22
1006/118 Russell Street Melbourne VIC 3000	\$665,000	31-Jan-22
2303/33 Rose Lane Melbourne VIC 3000	\$495,000	20-Jan-22

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: 24 February 2022



## 202/39 Queen Street Melbourne VIC 3000

Sold Price

<sup>RS</sup> \$450,000

Sold Date

11-Feb-22

2

1

-

Distance

-



## 1006/118 Russell Street Melbourne VIC 3000

Sold Price

<sup>RS</sup> \$665,000

Sold Date

31-Jan-22

2

1

-

Distance

0.81km



## 2303/33 Rose Lane Melbourne VIC 3000

Sold Price

\$495,000

Sold Date

20-Jan-22

2

1

-

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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