

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

1004/14 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

or range
between

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

1406/605 ST KILDA ROAD MELBOURNE VIC 3004	\$820,000	04-May-23
207/601-605 ST KILDA ROAD MELBOURNE VIC 3004	\$800,000	26-Apr-23
6G/499 ST KILDA ROAD MELBOURNE VIC 3004	\$850,000	24-Mar-23

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: 31 July 2023

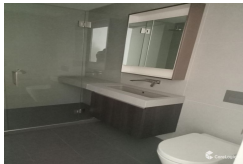


**1406/605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$820,000** Sold Date **04-May-23**

Distance **1.47km**



**207/601-605 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$800,000** Sold Date **26-Apr-23**

Distance **1.47km**



**6G/499 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$850,000** Sold Date **24-Mar-23**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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