

# RT Edgar

## STATEMENT OF INFORMATION

13 September 2017

### Property offered for sale

152/29 Queens Road, Melbourne

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$1,450,000 & \$1,550,000

### Median sale price

Median price	\$532,500	House	Unit	x	Suburb	Melbourne (3004)
Period - From	28 <sup>th</sup> February 2017	to	28 <sup>th</sup> August 2017	Source	REIV/VGA – <a href="http://propertydata.com.au">propertydata.com.au</a>	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agent and Jonathon Bird consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 12/287 Bank St SOUTH MELBOURNE 3205	\$1,555,500	26/08/2017
2 4/27 Queens Rd MELBOURNE 3004	\$1,100,000	25/05/2017
3 153/29 Queens Rd MELBOURNE 3004	\$1,531,000	20/03/2017