

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

22/18 QUEEN STREET MELBOURNE VIC 3000

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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

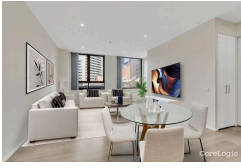
Date of sale

404/225 ELIZABETH STREET MELBOURNE VIC 3000	\$455,000	29-Aug-24
40/474 FLINDERS STREET MELBOURNE VIC 3000	\$479,000	20-May-24
37/20 BANK PLACE MELBOURNE VIC 3000	\$440,000	10-May-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: 28 October 2024



**404/225 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$455,000** Sold Date **29-Aug-24**

Distance **0.57km**

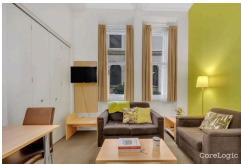


**40/474 FLINDERS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$479,000** Sold Date **20-May-24**

Distance **0.41km**



**37/20 BANK PLACE MELBOURNE
VIC 3000**

2 2 -

Sold Price **\$440,000** Sold Date **10-May-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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