

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

25/73 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$1,225,000

&

\$1,347,000

Median sale price

Median price \$527,500

Property Type Unit

Suburb Melbourne

Period - From 01/04/2020

to

31/03/2021

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	302/454 St Kilda Rd MELBOURNE 3004	\$1,280,000	19/12/2020
2	1103/12 Queens Rd MELBOURNE 3004	\$1,260,000	09/04/2021
3	1/30 The Avenue WINDSOR 3181	\$1,253,000	20/02/2021

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.~~

This Statement of Information was prepared on:

22/04/2021 16:31

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Indicative Selling Price

\$1,225,000 - \$1,347,000

Median Unit Price

Year ending March 2021: \$527,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



302/454 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 19/12/2020

Property Type: Flat/Unit/Apartment (Res)



1103/12 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 09/04/2021

Property Type: Apartment



1/30 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,253,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment