

## 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

1110/12 QUEENS ROAD MELBOURNE VIC 3004

### 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

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 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

211/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$650,999	27-Oct-21
17/32 QUEENS ROAD MELBOURNE VIC 3004	\$630,000	16-Feb-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: 12 March 2022



**211/23-25 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$650,999** Sold Date **27-Oct-21**

Distance **0.28km**



**17/32 QUEENS ROAD MELBOURNE  
VIC 3004**

 2  1  1

Sold Price <sup>RS</sup> **\$630,000** Sold Date **16-Feb-22**

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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