

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

1B/29 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

1710/25 Coventry Street Southbank VIC 3006	\$895,000	21-Jan-21
502/1 Almeida Crescent South Yarra VIC 3141	\$950,000	12-Nov-20
301/24 Wilson Street South Yarra VIC 3141	\$946,000	06-Nov-20

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: 01 April 2021

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1710/25 Coventry Street Southbank VIC 3006 Sold Price **\$895,000** Sold Date **21-Jan-21**

 2  2  1

Distance **1.55km**



502/1 Almeida Crescent South Yarra VIC 3141 Sold Price **\$950,000** Sold Date **12-Nov-20**

 2  2  1

Distance **1.74km**



301/24 Wilson Street South Yarra VIC 3141 Sold Price **\$946,000** Sold Date **06-Nov-20**

 2  2  1

Distance **1.79km**

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

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