

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 703/15 QUEENS ROAD, MELBOURNE, VIC 3004


Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$527,250 Property type Unit Suburb MELBOURNE

Period - From 01/10/2020 to 30/09/2021 Source 

Comparable property sales

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
807/35 ALBERT RD, MELBOURNE, VIC 3004	\$602,000	19/07/2021
303/35 ALBERT RD, MELBOURNE, VIC 3004	\$600,000	02/08/2021
343/173 CITY RD, SOUTHBANK, VIC 3006	\$586,000	30/09/2021

This Statement of Information was prepared on: 18/10/2021