

## 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

212/74 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

518/74 QUEENS ROAD MELBOURNE VIC 3004	\$470,000	10-Jul-24
321/55 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	15-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: 02 September 2024

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**518/74 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **10-Jul-24**

Distance **0km**



**321/55 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$485,000** Sold Date **15-May-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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