

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

514/70 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

1116/74 QUEENS ROAD MELBOURNE VIC 3004	\$635,000	06-May-24
201/163 FITZROY STREET ST KILDA VIC 3182	\$600,000	28-Dec-23
802/35 ALBERT ROAD MELBOURNE VIC 3004	\$627,500	14-Dec-23

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: 14 May 2024



**1116/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price ^{RS} **\$635,000** Sold Date **06-May-24**

Distance **0.13km**



**201/163 FITZROY STREET ST
KILDA VIC 3182**

2 2 1

Sold Price **\$600,000** Sold Date **28-Dec-23**

Distance **0.84km**



**802/35 ALBERT ROAD
MELBOURNE VIC 3004**

2 2 1

Sold Price **\$627,500** Sold Date **14-Dec-23**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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