Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1002/39 Queen Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$440,000	&	\$480,000
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Median sale price

Median price	\$509,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/07/2024	to	30/09/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	404/225 Elizabeth St MELBOURNE 3000	\$455,000	14/10/2024
2	2015/199 William St MELBOURNE 3000	\$440,000	04/09/2024
3	3503/33 Rose La MELBOURNE 3000	\$466,000	01/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/11/2024 12:44









Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$440,000 - \$480,000 **Median Unit Price** September quarter 2024: \$509,000

Comparable Properties



404/225 Elizabeth St MELBOURNE 3000 (REI)

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Agent Comments

Price: \$455,000 Method: Private Sale Date: 14/10/2024

Property Type: Apartment



2015/199 William St MELBOURNE 3000 (REI/VG)

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Price: \$440,000

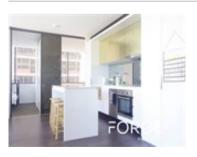




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Agent Comments

Method: Private Sale Date: 04/09/2024 Property Type: Unit



3503/33 Rose La MELBOURNE 3000 (REI/VG)

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a .

Price: \$466,000 Method: Private Sale Date: 01/06/2024

Property Type: Apartment

Agent Comments

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