

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

405/19 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$870,000

&

\$910,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2019

to 30/09/2019

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	Price	Date of sale
1	504/1 Roy St MELBOURNE 3004	\$910,000	29/08/2019
2	1101/480 St Kilda Rd MELBOURNE 3004	\$900,000	24/07/2019
3	503/576-578 St Kilda Rd MELBOURNE 3004	\$890,000	04/07/2019

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 six months.~~

This Statement of Information was prepared on:

03/01/2020 17:36



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$870,000 - \$910,000

Median Unit Price

September quarter 2019: \$525,000

Comparable Properties



504/1 Roy St MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$910,000

Method: Private Sale

Date: 29/08/2019

Rooms: 4

Property Type: Apartment



1101/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2 2 1

Price: \$900,000

Method: Private Sale

Date: 24/07/2019

Rooms: 4

Property Type: Apartment



503/576-578 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$890,000

Method: Private Sale

Date: 04/07/2019

Property Type: Apartment