

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

803/55 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2018

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	1310/83 Queens Rd MELBOURNE 3004	\$460,000	31/10/2019
2	301/450 St Kilda Rd MELBOURNE 3004	\$450,000	14/10/2019
3	1706/568 St Kilda Rd MELBOURNE 3004	\$448,000	03/10/2019

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:

27/11/2019 16:46



1 1 1

Property Type: Apartment

Land Size: 55 sqm approx

Agent Comments

Indicative Selling Price

\$449,000

Median Unit Price

Year ending September 2019: \$480,000

Comparable Properties



1310/83 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$460,000

Method: Private Sale

Date: 31/10/2019

Property Type: Unit

301/450 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

1 - -

Price: \$450,000

Method: Sale

Date: 14/10/2019

Property Type: Strata Unit/Flat



1706/568 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$448,000

Method: Private Sale

Date: 03/10/2019

Rooms: 2

Property Type: Apartment