

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

44/27 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price

\$1,070,000

Median sale price

Median price

\$1,200,000

Property Type

Townhouse

Suburb

Melbourne

Period - From

24/09/2021

to

23/09/2022

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	6/56 Walsh St SOUTH YARRA 3141	\$1,111,111	13/08/2022
2	4d/18 Albert Rd SOUTH MELBOURNE 3205	\$1,100,000	17/05/2022
3	1/55 Avoca St SOUTH YARRA 3141	\$1,060,000	20/07/2022

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:

24/09/2022 09:46



3 2 1

Property Type: Apartment
Land Size: 2289 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000
Median Townhouse Price
24/09/2021 - 23/09/2022: \$1,200,000

Comparable Properties



6/56 Walsh St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,111,111
Method: Auction Sale
Date: 13/08/2022
Property Type: Apartment



4d/18 Albert Rd SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 1

Price: \$1,100,000
Method: Private Sale
Date: 17/05/2022
Property Type: Apartment



1/55 Avoca St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 1

Price: \$1,060,000
Method: Private Sale
Date: 20/07/2022
Property Type: Apartment

Account - Atria Real Estate