

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

1303/55 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 2022

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

211/23-25 QUEENS ROAD MELBOURNE VIC 3004	\$650,999	27-Oct-21
2010/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$721,000	02-Mar-22
2310/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$680,000	25-Nov-21

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: 13 April 2022

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**211/23-25 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price

\$650,999

Sold Date

27-Oct-21

Distance

0.77km
**2010/3-5 ST KILDA ROAD ST
KILDA VIC 3182**

2 1 1

Sold Price

\$721,000

Sold Date

02-Mar-22

Distance

-
**2310/3-5 ST KILDA ROAD ST KILDA
VIC 3182**

2 1 1

Sold Price

\$680,000

Sold Date

25-Nov-21

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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