hockingstuart

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32/32 QUEENS ROAD, MELBOURNE, VIC 📛 2 🕒 1







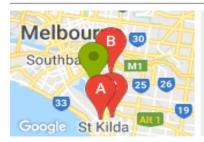
Indicative Selling Price

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

Price Range:

\$565,000 to \$585,000

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$485,000

01 July 2017 to 30 June 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



17/19 DALGETY ST, ST KILDA, VIC 3182







Sale Price

\$560,000

Sale Date: 08/06/2018

Distance from Property: 1.9km





10/14 TIVOLI PL, SOUTH YARRA, VIC 3141







Sale Price

***\$600,000**

Sale Date: 14/05/2018

Distance from Property: 1.3km





11/23 CHARNWOOD RD, ST KILDA, VIC 3182







Sale Price

\$580.000

Sale Date: 17/03/2018

Distance from Property: 2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

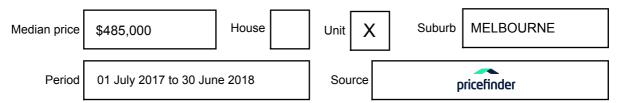
Address Including suburb and postcode	32/32 QUEENS ROAD, MELBOURNE, VIC 3004
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Indicative selling price

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

Price Range: \$565,000 to \$585,000

Median sale price



Comparable property sales

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
17	/19 DALGETY ST, ST KILDA, VIC 3182	\$560,000	08/06/2018
10	/14 TIVOLI PL, SOUTH YARRA, VIC 3141	*\$600,000	14/05/2018
11	/23 CHARNWOOD RD, ST KILDA, VIC 3182	\$580,000	17/03/2018