

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**32/32 QUEENS ROAD, MELBOURNE, VIC**

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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:

## 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**

2 1 1

Sale Price

**\$560,000**

Sale Date: 08/06/2018

Distance from Property: 1.9km



**10/14 TIVOLI PL, SOUTH YARRA, VIC 3141**

2 1 1

Sale Price

**\*\$600,000**

Sale Date: 14/05/2018

Distance from Property: 1.3km



**11/23 CHARNWOOD RD, ST KILDA, VIC 3182**

2 1 1

Sale Price

**\$580,000**

Sale Date: 17/03/2018

Distance from Property: 2km



This report has been compiled on 19/07/2018 by Hockingstuart Albert Park. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$565,000 to \$585,000

Median sale price

Median price

\$485,000

House

Unit

X


Suburb

MELBOURNE

Period

01 July 2017 to 30 June 2018

Source



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