

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

1202b/81 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$325,000 & \$345,000

Median sale price

Median price \$509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	1/340 Beaconsfield Pde ST KILDA WEST 3182	\$315,000	31/10/2024
2	603/181-185 St Kilda Rd ST KILDA 3182	\$340,000	22/10/2024
3	5/10 Gurner St ST KILDA 3182	\$350,000	31/10/2024

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: 18/11/2024 10:15

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Indicative Selling Price

\$325,000 - \$345,000

Median Unit Price

September quarter 2024: \$509,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/340 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 31/10/2024

Property Type: Apartment



603/181-185 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$340,000

Method: Private Sale

Date: 22/10/2024

Property Type: Apartment



5/10 Gurner St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$350,000

Method: Private Sale

Date: 31/10/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525