

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 2/59 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$465,500

Property Type Unit

Suburb Melbourne

Period - From 01/10/2022

to 30/09/2023

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	11/110 Caroline St SOUTH YARRA 3141	\$750,000	30/11/2023
2	6/11-17 Leopold St SOUTH YARRA 3141	\$750,000	04/12/2023
3	1/41 Park St SOUTH YARRA 3141	\$725,000	09/12/2023

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:

15/12/2023 12:08



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$745,000

Median Unit Price

Year ending September 2023: \$465,500

Comparable Properties



11/110 Caroline St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$750,000
Method: Private Sale
Date: 30/11/2023
Property Type: Apartment



6/11-17 Leopold St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 -

Price: \$750,000
Method: Sold Before Auction
Date: 04/12/2023
Property Type: Apartment



1/41 Park St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$725,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Apartment

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