

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

208/26 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2019

to

31/03/2020

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	2/133 Dodds St SOUTHBANK 3006	\$836,000	08/02/2020
2	33/69 Dorcas St SOUTH MELBOURNE 3205	\$829,500	21/12/2019
3	52/418 St Kilda Rd MELBOURNE 3004	\$750,000	07/01/2020

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:

19/05/2020 17:02



 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
Year ending March 2020: \$510,000

Comparable Properties

2/133 Dodds St SOUTHBANK 3006 (REI/VG)

Agent Comments

 3  1  1

Price: \$836,000
Method: Auction Sale
Date: 08/02/2020
Property Type: Apartment



33/69 Dorcas St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 3  1  2

Price: \$829,500
Method: Auction Sale
Date: 21/12/2019
Property Type: Apartment

52/418 St Kilda Rd MELBOURNE 3004 (VG)

Agent Comments

 3  -  -

Price: \$750,000
Method: Sale
Date: 07/01/2020
Property Type: Strata Unit/Flat