

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

1103/82 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$481,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2021

to

31/03/2021

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	22/555 St Kilda Rd MELBOURNE 3004	\$680,000	19/03/2021
2	31/539 St Kilda Rd MELBOURNE 3004	\$680,000	04/02/2021
3	110/632 St Kilda Rd MELBOURNE 3004	\$650,000	17/04/2021

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:

22/04/2021 15:38



2
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 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$640,000 - \$680,000
Median Unit Price
 March quarter 2021: \$481,500

Comparable Properties



22/555 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 1
 1

Price: \$680,000
Method: Sold Before Auction
Date: 19/03/2021
Property Type: Apartment



31/539 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

2
 2
 2

Price: \$680,000
Method: Private Sale
Date: 04/02/2021
Property Type: Apartment
Land Size: 140.80 sqm approx



110/632 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2
 1
 1

Price: \$650,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment