

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

1504/83 Queens Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

507/576-578 St Kilda Road Melbourne VIC 3004	\$580,000	25-Jun-19
11/33 James Street Windsor VIC 3181	\$559,000	13-Apr-19
302/6 Victoria Street St Kilda VIC 3182	\$562,200	02-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 19 September 2019



**507/576-578 St Kilda Road
Melbourne VIC 3004**

1 1 1

Sold Price **\$580,000** Sold Date **25-Jun-19**

Distance **0.67km**



**11/33 James Street Windsor VIC
3181**

1 1 1

Sold Price **\$559,000** Sold Date **13-Apr-19**

Distance **1.22km**



**302/6 Victoria Street St Kilda VIC
3182**

1 1 1

Sold Price **\$562,200** Sold Date **02-Sep-19**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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