

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

9/75 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$436,800

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2023

to

31/03/2023

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	316/31 Grattan St PRAHRAN 3181	\$385,000	10/05/2023
2	508/610 St Kilda Rd MELBOURNE 3004	\$381,000	13/05/2023
3	104/60 Wellington St ST KILDA 3182	\$375,000	27/04/2023

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:

23/05/2023 11:53



1
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

March quarter 2023: \$436,800

Comparable Properties



316/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments

1
 1
 1

Price: \$385,000

Method: Private Sale

Date: 10/05/2023

Property Type: Apartment



508/610 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1
 1
 1

Price: \$381,000

Method: Private Sale

Date: 13/05/2023

Property Type: Apartment



104/60 Wellington St ST KILDA 3182 (REI)

Agent Comments

1
 1
 1

Price: \$375,000

Method: Private Sale

Date: 27/04/2023

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336