

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

507/83 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2020 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	502/163 Fitzroy St ST KILDA 3182	\$595,000	02/07/2021
2	911/568 St Kilda Rd MELBOURNE 3004	\$586,000	29/06/2021
3	1103/82 Queens Rd MELBOURNE 3004	\$620,000	28/06/2021

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:

09/07/2021 12:04

Phoebe Hnarakis

9520 9020

0433 222 453

phnarakis@biggin Scott.com.au

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

Year ending March 2021: \$527,500



2 1 2

Property Type: Apartment

Agent Comments

Comparable Properties



502/163 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$595,000

Method: Private Sale

Date: 02/07/2021

Property Type: Apartment



911/568 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$586,000

Method: Private Sale

Date: 29/06/2021

Property Type: Apartment



1103/82 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 28/06/2021

Property Type: Apartment