

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

49/32 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

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

604 ST KILDA ROAD MELBOURNE VIC 3004

\$495,000

28-May-24

23/539 ST KILDA ROAD MELBOURNE VIC 3004

\$495,000

01-Mar-24

20/63 ALEXANDRA AVENUE SOUTH YARRA VIC 3141

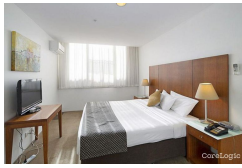
\$493,500

24-Feb-24

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: 17 June 2024



604 ST KILDA ROAD MELBOURNE VIC 3004

Sold Price

^{RS} **\$495,000**

Sold Date **28-May-24**

1 1 -

Distance **0.93km**



23/539 ST KILDA ROAD MELBOURNE VIC 3004

Sold Price

\$495,000

Sold Date **01-Mar-24**

1 1 -

Distance **0.38km**



20/63 ALEXANDRA AVENUE SOUTH YARRA VIC 3141

Sold Price

\$493,500

Sold Date **24-Feb-24**

1 1 -

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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