

## 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

618/74 Queens Road Melbourne VIC 3004

### Indicative selling price

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

Single Price

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 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

616/74 Queens Road Melbourne VIC 3004	\$500,000	31-May-19
903/74 Queens Road Melbourne VIC 3004	\$545,000	08-Oct-19
914/74 Queens Road Melbourne VIC 3004	\$464,500	16-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: 27 November 2019



**616/74 Queens Road Melbourne  
VIC 3004**

2 1 1

Sold Price

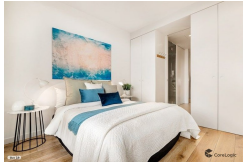
**\$500,000**

Sold Date

**31-May-19**

Distance

-



**903/74 Queens Road Melbourne  
VIC 3004**

2 1 1

Sold Price

**\$545,000**

Sold Date

**08-Oct-19**

Distance

-



**914/74 Queens Road Melbourne  
VIC 3004**

2 1 1

Sold Price

**\$464,500**

Sold Date

**16-Sep-19**

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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