

# 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

14/27 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)

Single price

\$939,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2019

to

30/09/2019

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	48/30 Porter St PRAHRAN 3181	\$921,000	22/06/2019
2	95a Eastern Rd SOUTH MELBOURNE 3205	\$915,000	10/08/2019
3	83/632 St Kilda Rd MELBOURNE 3004	\$865,000	17/08/2019

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:

03/12/2019 10:42

14/27 Queens Road, Melbourne Vic 3004



3 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$939,000

**Median Unit Price**

September quarter 2019: \$525,000

## Comparable Properties



**48/30 Porter St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$921,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Property Type:** Apartment



**95a Eastern Rd SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$915,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Rooms:** 5

**Property Type:** Apartment

**Land Size:** 4353 sqm approx



**83/632 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$865,000

**Method:** Private Sale

**Date:** 17/08/2019

**Rooms:** 5

**Property Type:** Apartment

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.