

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

1203/83 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

\$489,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2021

to

30 Apr 2022

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

1002/6 ST KILDA ROAD ST KILDA VIC 3182	\$500,000	17-Mar-22
608/582 ST KILDA ROAD MELBOURNE VIC 3004	\$510,000	07-Mar-22
1506/83 QUEENS ROAD MELBOURNE VIC 3004	\$462,000	25-Mar-22

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: 09 May 2022

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**1002/6 ST KILDA ROAD ST KILDA
VIC 3182**

Sold Price

^{RS} **\$500,000** ^{UN}

Sold Date

17-Mar-22

1 1 1

Distance

-



**608/582 ST KILDA ROAD
MELBOURNE VIC 3004**

Sold Price

\$510,000

Sold Date

07-Mar-22

1 1 1

Distance

-



**1506/83 QUEENS ROAD
MELBOURNE VIC 3004**

Sold Price

^{RS} **\$462,000** ^{UN}

Sold Date

25-Mar-22

1 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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