

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

1206/14 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

1114/576-578 ST KILDA ROAD MELBOURNE VIC 3004	\$535,000	07-Jul-23
702/661 CHAPEL STREET SOUTH YARRA VIC 3141	\$580,000	11-May-23
504/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$537,500	01-Aug-23

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: 11 September 2023



**1114/576-578 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

^{RS}

\$535,000

Sold Date

07-Jul-23

Distance

1.13km



**702/661 CHAPEL STREET SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

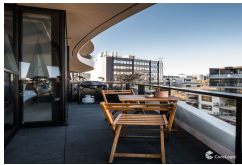
\$580,000

Sold Date

11-May-23

Distance

1.87km



**504/74-76 EASTERN ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price

\$537,500

Sold Date

01-Aug-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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