

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 311/1 ROY STREET, MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: \$600,000

Median sale price

Median price \$565,000 Property type UNITS Suburb MELBOURNE VIC 3004
Period – From 07/07/2021 to 07/07/2022 Source www.realestate.com.au

Comparable property sales

Address of comparable unit	Price	Date of sale
609/539 ST KILDA ROAD, MELBOURNE VIC 3004	\$607,500	24/01/2022
305/74 QUEENS ROAD, MELBOURNE VIC 3004	\$600,000	13/05/2022
218/87 HIGH STREET, PRAHRAN VIC 3181	\$635,000	17/02/2022

This Statement of Information was prepared on:

7th July 2022