

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	1002/77 Queens Road, Melbourne, VIC 3004
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3004)
Period - From	01/07/2023	to	01/07/2024	Source	www.propertydata.com.au

Comparable property sales

A These are two 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
702/19 QUEENS ROAD, MELBOURNE VIC 3004	\$1,560,000	28/01/2023
806/505 ST KILDA ROAD, MELBOURNE VIC 3004	\$1,550,000	27/01/2023

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:	01/07/2024
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