

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

12A/29 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

\$1,900,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

11A/29 QUEENS ROAD MELBOURNE VIC 3004	1975000	30-Oct-24

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.

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Janssen Xiang
P 03 9978 7872
M 0411659290
E janssen.xiang@janssenco.com.au



**11A/29 QUEENS ROAD
MELBOURNE VIC 3004**

 3  2  2

Sold Price **1975000** Sold Date **30-Oct-24**

Distance -

RS = Recent sale UN = Undisclosed Sale

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