

## 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

1B/29 Queens Road, Melbourne VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 1710/25 Coventry Street Southbank VIC 3006  | \$895,000 | 21-Jan-21 |
| 502/1 Almeida Crescent South Yarra VIC 3141 | \$950,000 | 12-Nov-20 |
| 301/24 Wilson Street South Yarra VIC 3141   | \$946,000 | 06-Nov-20 |

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: 01 April 2021

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**1710/25 Coventry Street Southbank VIC 3006** Sold Price **\$895,000** Sold Date **21-Jan-21**

 2  2  1

Distance **1.55km**



**502/1 Almeida Crescent South Yarra VIC 3141** Sold Price **\$950,000** Sold Date **12-Nov-20**

 2  2  1

Distance **1.74km**



**301/24 Wilson Street South Yarra VIC 3141** Sold Price **\$946,000** Sold Date **06-Nov-20**

 2  2  1

Distance **1.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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