

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

603/77 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

13 OCTAVIA STREET ST KILDA VIC 3182	\$1,470,000	07-Sep-22
202/2-6 SLATER STREET MELBOURNE VIC 3004	\$1,800,000	29-Oct-22
1601/572 ST KILDA ROAD MELBOURNE VIC 3004	\$1,701,000	09-Sep-22

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.~~

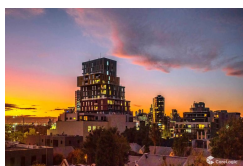
This Statement of Information was prepared on: 15 November 2022



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13 OCTAVIA STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$1,470,000** ^{UN} Sold Date **07-Sep-22**

3 2 3

Distance **0.75km**



**202/2-6 SLATER STREET
MELBOURNE VIC 3004** Sold Price ^{RS} **\$1,800,000** Sold Date **29-Oct-22**

3 2 2

Distance **1.6km**



**1601/572 ST KILDA ROAD
MELBOURNE VIC 3004** Sold Price ^{RS} **\$1,701,000** Sold Date **09-Sep-22**

3 3 1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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