

## 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

1002/55 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

604/55 QUEENS ROAD MELBOURNE VIC 3004	\$410,000	28-Aug-23
10/207 CANTERBURY ROAD ST KILDA WEST VIC 3182	\$401,000	26-Oct-23
5/102 PARK STREET ST KILDA WEST VIC 3182	\$415,000	18-Nov-23

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: 20 November 2023



**604/55 QUEENS ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$410,000** Sold Date **28-Aug-23**

Distance **0.02km**



**10/207 CANTERBURY ROAD ST  
KILDA WEST VIC 3182**

 1  1  -

Sold Price <sup>RS</sup> **\$401,000** Sold Date **26-Oct-23**

Distance **1.03km**



**5/102 PARK STREET ST KILDA  
WEST VIC 3182**

 1  1  -

Sold Price <sup>RS</sup> **\$415,000**<sup>UN</sup> Sold Date **18-Nov-23**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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