

# 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 1004/19 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)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$503,000 Property Type Unit Suburb Melbourne

Period - From 11/08/2022 to 10/08/2023 Source REIV

### 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 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
1	114/350 St Kilda Rd MELBOURNE 3004	\$2,200,000	28/04/2023
2	1601/2-14 Albert Rd SOUTH MELBOURNE 3205	\$2,175,000	13/07/2023
3	82/1 Albert Rd MELBOURNE 3004	\$2,100,000	06/06/2023

**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 six months.~~

This Statement of Information was prepared on: 11/08/2023 11:00



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median Unit Price**

11/08/2022 - 10/08/2023: \$503,000

## Comparable Properties



**114/350 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 28/04/2023

**Property Type:** Apartment



**1601/2-14 Albert Rd SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$2,175,000

**Method:** Private Sale

**Date:** 13/07/2023

**Property Type:** Apartment

**82/1 Albert Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 06/06/2023

**Property Type:** Unit

**Account - Belle Property South Yarra** | P: 03 9868 5444 | F: 03 9868 5455