

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

1005/12 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

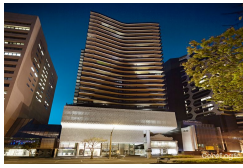
Date of sale

1108/50 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$435,000	09-Feb-24
1112/450 ST KILDA ROAD MELBOURNE VIC 3004	\$440,000	09-Nov-23
806/70 QUEENS ROAD MELBOURNE VIC 3004	\$432,000	28-Sep-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: 25 March 2024



**1108/50 ALBERT ROAD SOUTH
MELBOURNE VIC 3205**

 1  1  1

Sold Price

RS

\$435,000

Sold Date

09-Feb-24

Distance

0.61km

**1112/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

\$440,000

Sold Date

09-Nov-23

Distance

0.09km

**806/70 QUEENS ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

\$432,000

Sold Date

28-Sep-23

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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