

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

1010/83 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1611/450 ST KILDA ROAD MELBOURNE VIC 3004	\$445,000	21-Feb-24
612/163 FITZROY STREET ST KILDA VIC 3182	\$463,500	12-Jan-24
1112/450 ST KILDA ROAD MELBOURNE VIC 3004	\$440,000	09-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: 15 April 2024



**1611/450 ST KILDA ROAD
MELBOURNE VIC 3004**

 1  1  1

Sold Price

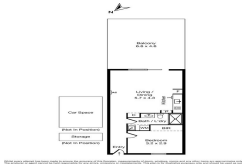
^{RS} **\$445,000**

Sold Date

21-Feb-24

Distance

1.8km



**612/163 FITZROY STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price

\$463,500

Sold Date

12-Jan-24

Distance

0.47km



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

 1  1  1

Sold Price

\$440,000

Sold Date

09-Nov-23

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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