

## 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

102/299-319 QUEEN STREET MELBOURNE VIC 3000

### 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

\$1,495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

151/299-319 QUEEN STREET MELBOURNE VIC 3000	\$1,580,000	06-Jul-23
1601/433-455 COLLINS STREET MELBOURNE VIC 3000	\$1,580,000	04-Mar-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.

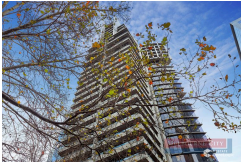
This Statement of Information was prepared on: 04 September 2023

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**151/299-319 QUEEN STREET  
MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$1,580,000** Sold Date **06-Jul-23**Distance **0km****1601/433-455 COLLINS STREET  
MELBOURNE VIC 3000**

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Sold Price **\$1,580,000** Sold Date **04-Mar-23**Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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