

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

109/15 Queens Road, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$585,000

Median sale price

Median price \$526,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2023

to 31/12/2023

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	3304/151 City Rd SOUTHBANK 3006	\$600,000	29/02/2024
2	908/152 Sturt St SOUTHBANK 3006	\$590,000	27/02/2024
3	2504/245 City Rd SOUTHBANK 3006	\$590,000	17/02/2024

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:

05/03/2024 18:37



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



3304/151 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment



908/152 Sturt St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment



2504/245 City Rd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 17/02/2024
Property Type: Apartment