

# 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

1102/14 Queens Road, Melbourne Vic 3000

### 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 \$520,000 Property Type Unit Suburb Melbourne

Period - From 18/12/2022 to 17/12/2023 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	702/505 St Kilda Rd MELBOURNE 3004	\$2,190,000	27/11/2023
2	1601/2-14 Albert Rd SOUTH MELBOURNE 3205	\$2,175,000	13/07/2023
3	1501/12 Queens Rd MELBOURNE 3004	\$1,800,000	17/08/2023

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: 18/12/2023 11:30



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

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

**Median Unit Price**

18/12/2022 - 17/12/2023: \$520,000

## Comparable Properties



**702/505 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$2,190,000

**Method:** Private Sale

**Date:** 27/11/2023

**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



**1501/12 Queens Rd MELBOURNE 3004 (REI/VG)**

Agent Comments



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 17/08/2023

**Property Type:** Unit

**Account - Kay & Burton** | P: 03 9592 6522 | F: 03 9592 6566