

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

1114/74 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

602/74 QUEENS ROAD MELBOURNE VIC 3004	\$480,000	19-Jun-23
1004/74 QUEENS ROAD MELBOURNE VIC 3004	\$511,100	30-Jun-23
712/74 QUEENS ROAD MELBOURNE VIC 3004	\$487,500	12-Oct-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: 06 November 2023



**602/74 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price **\$480,000** Sold Date **19-Jun-23**

Distance **0km**



**1004/74 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$511,100** Sold Date **30-Jun-23**

Distance **0km**



**712/74 QUEENS ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$487,500** ^{UN} Sold Date **12-Oct-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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