

## 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

1116/74 QUEENS ROAD MELBOURNE VIC 3004

### 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

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$624,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

|  |           |           |
|--|-----------|-----------|
| 40/32 QUEENS ROAD MELBOURNE VIC 3004     | \$645,000 | 20-Jan-24 |
| 102/450 ST KILDA ROAD MELBOURNE VIC 3004 | \$640,000 | 04-Nov-23 |
| 211/450 ST KILDA ROAD MELBOURNE VIC 3004 | \$650,000 | 26-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: 04 March 2024



**40/32 QUEENS ROAD  
MELBOURNE VIC 3004**

 2  1  -

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date **20-Jan-24**

Distance **1.02km**



**102/450 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price

**\$640,000**

Sold Date **04-Nov-23**

Distance **1.54km**



**211/450 ST KILDA ROAD  
MELBOURNE VIC 3004**

 2  2  1

Sold Price

**\$650,000**

Sold Date **26-Oct-23**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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