

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

114/12 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1717/22 DORCAS STREET SOUTHBANK VIC 3006	\$500,000	28-Feb-24
1212/39 COVENTRY STREET SOUTHBANK VIC 3006	\$510,000	18-Jan-24
1112/1-13 BALSTON STREET SOUTHBANK VIC 3006	\$518,800	28-Feb-24

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.~~

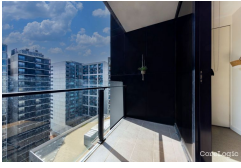
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1717/22 DORCAS STREET
SOUTHBANK VIC 3006

2 1 1

Sold Price **\$500,000** Sold Date **28-Feb-24**

Distance **1.07km**



1212/39 COVENTRY STREET
SOUTHBANK VIC 3006

2 1 1

Sold Price **\$510,000** Sold Date **18-Jan-24**

Distance **1.13km**



1112/1-13 BALSTON STREET
SOUTHBANK VIC 3006

2 1 1

Sold Price ^{RS} **\$518,800** Sold Date **28-Feb-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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