

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

1203/74 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

203/2036/K HIGH STREET WINDSOR VIC 3181	\$550,000	22-Mar-23
1004/74 QUEENS ROAD MELBOURNE VIC 3004	\$511,100	30-Jun-23
124/539 ST KILDA ROAD MELBOURNE VIC 3004	\$555,000	08-May-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 September 2023

**203/2036/K HIGH STREET
WINDSOR VIC 3181**

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Sold Price

RS

\$550,000

Sold Date

22-Mar-23

Distance

0.36km**1004/74 QUEENS ROAD
MELBOURNE VIC 3004**

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Sold Price

RS

\$511,100

Sold Date

30-Jun-23

Distance

0km**124/539 ST KILDA ROAD
MELBOURNE VIC 3004**

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Sold Price

\$555,000

Sold Date

08-May-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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