

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

14/59 Queens Road, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$695,000 & \$745,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 11/06/2023 to 10/06/2024 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	2/59 Queens Rd MELBOURNE 3004	\$745,000	25/01/2024
2	14/18 Queens Rd MELBOURNE 3004	\$710,000	18/12/2023
3			

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:

11/06/2024 10:29



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$695,000 - \$745,000
Median Unit Price
11/06/2023 - 10/06/2024: \$550,000

Comparable Properties



2/59 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 25/01/2024
Property Type: Apartment



14/18 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 18/12/2023
Property Type: Apartment

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.

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