

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

15/32 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/03/2024 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	4/26 Wellington St ST KILDA 3182	\$555,000	12/04/2024
2	6/350 Beaconsfield Pde ST KILDA WEST 3182	\$577,500	24/01/2024
3	9/28 York St ST KILDA WEST 3182	\$600,000	19/01/2024

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:

09/07/2024 09:45

15/32 Queens Road, Melbourne Vic 3000

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties



4/26 Wellington St ST KILDA 3182 (REI/VG) **Agent Comments**

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Price: \$555,000
Method: Private Sale
Date: 12/04/2024
Property Type: Apartment



6/350 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG) **Agent Comments**

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Price: \$577,500
Method: Private Sale
Date: 24/01/2024
Property Type: Apartment



9/28 York St ST KILDA WEST 3182 (REI/VG) **Agent Comments**

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 19/01/2024
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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