

## 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

21/30 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

\$470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,000

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 13/30 QUEENS ROAD MELBOURNE VIC 3004 | \$609,000 | 22-Feb-24 |
| 18/30 QUEENS ROAD MELBOURNE VIC 3004 | \$520,000 | 01-Dec-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.

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**13/30 QUEENS ROAD MELBOURNE** Sold Price **\$609,000** Sold Date **22-Feb-24**  
**VIC 3004**

1 1 1

Distance **0km**



**18/30 QUEENS ROAD MELBOURNE** Sold Price **\$520,000** Sold Date **01-Dec-23**  
**VIC 3004**

1 1 -

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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