

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

211/70 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

\$680,000

&

\$730,000

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

8A/635-643 ST KILDA ROAD MELBOURNE VIC 3004	\$725,000	05-Aug-23
3G0/1 ROY STREET MELBOURNE VIC 3004	\$725,000	15-Apr-23
34/632 ST KILDA ROAD MELBOURNE VIC 3004	-	27-Jun-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: 05 September 2023



**8A/635-643 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  1  1

Sold Price ^{RS} **\$725,000** Sold Date **05-Aug-23**

Distance **0.47km**



**3G0/1 ROY STREET MELBOURNE
VIC 3004**

 2  1  1

Sold Price **\$725,000** Sold Date **15-Apr-23**

Distance **0.53km**



**34/632 ST KILDA ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS - UN} Sold Date **27-Jun-23**

Distance **0.4km**



**512/55 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price **\$707,777** Sold Date **08-Mar-23**

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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