

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

24/32 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

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

6/32 QUEENS ROAD MELBOURNE VIC 3004	\$600,000	22-Jun-23
7/32 QUEENS ROAD MELBOURNE VIC 3004	\$630,000	12-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: 03 August 2023

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**6/32 QUEENS ROAD MELBOURNE
VIC 3004**

Sold Price

^{RS} **\$600,000**

Sold Date

22-Jun-23

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Distance

0km**7/32 QUEENS ROAD MELBOURNE
VIC 3004**

Sold Price

^{RS} **\$630,000**

Sold Date

12-May-23

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Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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