

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 26/32 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$495,000 & \$540,000

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	24/32 Queens Rd MELBOURNE 3004	\$550,000	24/11/2023
2	5/49 Davis Av SOUTH YARRA 3141	\$526,000	30/04/2024
3	6/432 Punt Rd SOUTH YARRA 3141	\$490,000	05/04/2024

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: 20/06/2024 17:10

26/32 Queens Road, Melbourne Vic 3004

Gary Ormrod
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 2  1  1

Rooms: 3
Property Type: Strata Unit/Flat
Land Size: 60 sqm sqm approx
Agent Comments
Art Deco

Indicative Selling Price
\$495,000 - \$540,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties



24/32 Queens Rd MELBOURNE 3004 (REI/VG) [Agent Comments](#)

 2  1  -

Price: \$550,000
Method: Private Sale
Date: 24/11/2023
Property Type: Apartment



5/49 Davis Av SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

 2  1  -

Price: \$526,000
Method: Private Sale
Date: 30/04/2024
Property Type: Unit



6/432 Punt Rd SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

 2  1  1

Price: \$490,000
Method: Private Sale
Date: 05/04/2024
Property Type: Unit

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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