

## 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

36/32 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

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$624,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

2/59 QUEENS ROAD MELBOURNE VIC 3004	\$745,000	25-Jan-24
40/32 QUEENS ROAD MELBOURNE VIC 3004	\$645,000	20-Jan-24
14/18 QUEENS ROAD MELBOURNE VIC 3004	\$710,000	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.~~

This Statement of Information was prepared on: 16 February 2024



**2/59 QUEENS ROAD MELBOURNE  
VIC 3004**

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**25-Jan-24**

 2  1  1

Distance

**0.6km**

[www.kentlands.com.au](http://www.kentlands.com.au)



**40/32 QUEENS ROAD  
MELBOURNE VIC 3004**

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**20-Jan-24**

 2  1  -

Distance

**0km**



**14/18 QUEENS ROAD MELBOURNE  
VIC 3004**

Sold Price

**\$710,000**

Sold Date

**01-Dec-23**

 2  1  1

Distance

**0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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