

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

4/32 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

\$645,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

3/59 ALBION STREET SOUTH YARRA VIC 3141	\$697,500	11-Jul-23
1/46 DARLING STREET SOUTH YARRA VIC 3141	\$692,500	18-Aug-23
106/431 ST KILDA ROAD MELBOURNE VIC 3004	\$700,000	15-Jul-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: 18 October 2023


**3/59 ALBION STREET SOUTH
YARRA VIC 3141**
 2
  1
  1

 Sold Price **\$697,500** Sold Date **11-Jul-23**

 Distance **1.07km**

**1/46 DARLING STREET SOUTH
YARRA VIC 3141**
 2
  1
  1

 Sold Price **\$692,500** Sold Date **18-Aug-23**

 Distance **1.63km**

**106/431 ST KILDA ROAD
MELBOURNE VIC 3004**
 2
  1
  1

 Sold Price **\$700,000** Sold Date **15-Jul-23**

 Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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