

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 402/81 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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	1105/81 Queens Rd MELBOURNE 3004	\$325,000	10/06/2023
2	18/15 Acland St ST KILDA 3182	\$295,000	20/11/2023
3			

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: 01/12/2023 13:01



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Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$285,000 - \$310,000
Median Unit Price
September quarter 2023: \$450,000

Comparable Properties



1105/81 Queens Rd MELBOURNE 3004 (REI) **Agent Comments**

1 1 1

Price: \$325,000
Method: Private Sale
Date: 10/06/2023
Property Type: Apartment



18/15 Acland St ST KILDA 3182 (REI) **Agent Comments**

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Price: \$295,000
Method: Private Sale
Date: 20/11/2023
Property Type: Studio Apartment

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.

Account - Buxton Stonnington | P: 03 9510 1966



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