

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

42/27 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$478,564 Property Type Unit Suburb Melbourne

Period - From 01/01/2023 to 31/12/2023 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	6/89 Dodds St SOUTHBANK 3006	\$1,000,000	05/04/2024
2	1402/478a St Kilda Rd MELBOURNE 3004	\$950,000	03/02/2024
3	511/55 Queens Rd MELBOURNE 3004	\$880,000	27/03/2024

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:

10/04/2024 10:22

42/27 Queens Road, Melbourne Vic 3004



3 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
Year ending December 2023: \$478,564

Comparable Properties



6/89 Dodds St SOUTHBANK 3006 (REI)

Agent Comments

3 2 1

Price: \$1,000,000
Method: Private Sale
Date: 05/04/2024
Property Type: Apartment



1402/478a St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000
Method: Private Sale
Date: 03/02/2024
Property Type: Apartment



511/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 27/03/2024
Property Type: Apartment

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



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