

# 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 511/55 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)

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

### Median sale price

Median price \$535,000 Property Type Unit Suburb Melbourne

Period - From 05/02/2023 to 04/02/2024 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	7/278 Kings Way SOUTH MELBOURNE 3205	\$1,020,000	06/01/2024
2	117/39 Dorcas St SOUTH MELBOURNE 3205	\$900,000	26/08/2023
3	301/598 St Kilda Rd MELBOURNE 3004	\$852,000	12/09/2023

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: 05/02/2024 11:52



 3   
  2   
  2

**Rooms:** 5  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$900,000 - \$950,000  
**Median Unit Price**  
 05/02/2023 - 04/02/2024: \$535,000

## Comparable Properties



7/278 Kings Way SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

 3   
  2   
  1

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 06/01/2024  
**Property Type:** Townhouse (Single)



117/39 Dorcas St SOUTH MELBOURNE 3205 (REI/VG) [Agent Comments](#)

 3   
  2   
  2

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** Apartment  
**Land Size:** 114 sqm approx



301/598 St Kilda Rd MELBOURNE 3004 (REI) [Agent Comments](#)

 3   
  2   
  1

**Price:** \$852,000  
**Method:** Private Sale  
**Date:** 12/09/2023  
**Property Type:** Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455