

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

612/74 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

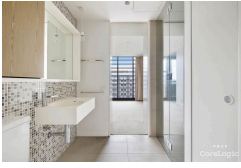
Date of sale

1114/74 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	01-Feb-24
1203/55 QUEENS ROAD MELBOURNE VIC 3004	\$540,000	16-May-24
321/55 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	27-May-24

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: 11 June 2024



**1114/74 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price **\$485,000** Sold Date **01-Feb-24**

Distance **0.02km**



**1203/55 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **16-May-24**

Distance **0.52km**



**321/55 QUEENS ROAD
MELBOURNE VIC 3004**

2 1 1

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **27-May-24**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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