

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

615/70 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Range between

\$482,000

&

\$530,000

Median sale price

Median price

\$540,100

Property Type

Unit

Suburb

Melbourne

Period - From

11/04/2023

to

10/04/2024

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	610/70 Queens Rd MELBOURNE 3004	\$538,000	06/02/2024
2	210/70 Queens Rd MELBOURNE 3004	\$500,000	04/04/2024
3	303/318 Little Bourke St MELBOURNE 3000	\$488,800	13/02/2024

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:

11/04/2024 11:26



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$482,000 - \$530,000

Median Unit Price

11/04/2023 - 10/04/2024: \$540,100

Comparable Properties



610/70 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$538,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



210/70 Queens Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$500,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment



303/318 Little Bourke St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$488,800

Method: Private Sale

Date: 13/02/2024

Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262