

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

6901/370 QUEEN STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$5,800,000

&

\$6,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

Address of comparable property	Price	Date of sale

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: 15 April 2024

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Additional notes:

There are no comparable properties sold within a 2-kilometer radius in the last 6 months that is comparable to this apartment. This apartment features a spacious layout with both public and private spaces equivalent to those of a stand-alone home, and a winter garden that extends the living area to create a protected outdoor zone usable year-round, this apartment offers a unique and practical living experience. Additionally, the lower floor wine cellar, accessible via a spiral staircase, adds a touch of opulence, providing an exclusive space for wine enthusiasts and further enhancing the overall luxury living experience.