

## 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

6903/370 QUEEN STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$1,850,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,500

Property type

Other

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

41/325 COLLINS STREET MELBOURNE VIC 3000	\$1,850,000	27-Nov-23
64/9 WATERSIDE PLACE DOCKLANDS VIC 3008	\$1,888,800	28-Feb-24
208/440 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$1,850,000	05-Feb-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: 24 April 2024



**41/325 COLLINS STREET  
 MELBOURNE VIC 3000**

 -  -  -

Sold Price **\$1,850,000** Sold Date **27-Nov-23**

Distance **0.86km**



**64/9 WATERSIDE PLACE  
 DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$1,888,800** Sold Date **28-Feb-24**

Distance **1.92km**



**208/440 DOCKLANDS DRIVE  
 DOCKLANDS VIC 3008**

 3  2  2

Sold Price **\$1,850,000** Sold Date **05-Feb-24**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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