

## 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

708/70 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$425,000

&

\$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$624,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

806/70 QUEENS ROAD MELBOURNE VIC 3004	\$432,000	28-Sep-23
906/74 QUEENS ROAD MELBOURNE VIC 3004	\$435,000	20-Sep-23
815/70 QUEENS ROAD MELBOURNE VIC 3004	\$460,000	29-Aug-23

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: 17 February 2024



**806/70 QUEENS ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$432,000** Sold Date **28-Sep-23**

Distance **0km**



**906/74 QUEENS ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$435,000** Sold Date **20-Sep-23**

Distance **0.13km**



**815/70 QUEENS ROAD  
MELBOURNE VIC 3004**

 1  1  1

Sold Price **\$460,000** Sold Date **29-Aug-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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