

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 802/55 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$400,000 & \$425,000

Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 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	1020/35 Albert Rd MELBOURNE 3004	\$420,000	29/04/2024
2	1401/594 St Kilda Rd MELBOURNE 3004	\$420,000	15/04/2024
3	415/38 Cunningham St SOUTH YARRA 3141	\$412,500	11/04/2024

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: 23/05/2024 11:48



1 -

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$400,000 - \$425,000
Median Unit Price
Year ending March 2024: \$488,800

Comparable Properties



1020/35 Albert Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 29/04/2024
Property Type: Unit



1401/594 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment



415/38 Cunningham St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$412,500
Method: Private Sale
Date: 11/04/2024
Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942



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