



## 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

810/12 Queens Road, Melbourne, 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$620,000.00

&

\$660,000.00

### Median sale price

Median price

\$624,400.00

Property type

Suburb

MELBOURNE

Period - From

Feb 2023

to

Jan 2024

Source

Corelogic

### Comparable property sales

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
811/478A ST KILDA ROAD MELBOURNE VIC 3004	\$650,000.00	8/01/2024
502/56 DORCAS STREET SOUTHBANK VIC 3006	\$650,000.00	18/12/2023
72B NAPIER STREET SOUTH MELBOURNE VIC 3205	\$645,000.00	13/11/2023

This Statement of Information was prepared on:

Thursday 08th February 2024