

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 408/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$482,500 Property Type Unit Suburb Melbourne

Period - From 01/07/2021 to 30/09/2021 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	710/83 Queens Rd MELBOURNE 3004	\$420,000	23/06/2021
2	15/43 Caroline St SOUTH YARRA 3141	\$420,000	04/11/2021
3	318/55 Queens Rd MELBOURNE 3004	\$385,000	14/07/2021

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: 23/11/2021 12:32



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

September quarter 2021: \$482,500

Comparable Properties



710/83 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$420,000

Method: Private Sale

Date: 23/06/2021

Property Type: Apartment



15/43 Caroline St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$420,000

Method: Private Sale

Date: 04/11/2021

Property Type: Apartment



318/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$385,000

Method: Private Sale

Date: 14/07/2021

Rooms: 2

Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951