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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$380,000		&		\$410,000			
Median sale p	rice							
Median price	\$482,500	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress 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

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> 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



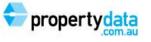
318/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



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





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