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	7/32 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$649,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$627,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Apr 2022	to	31 Mar 2023	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.

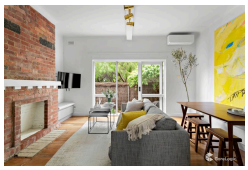
Address of comparable property	Price	Date of sale
4/32 QUEENS ROAD MELBOURNE VIC 3004	$645,000	23-Mar-23
5/155 FITZROY STREET ST KILDA VIC 3182	$633,000	20-Mar-23
33/30 MURPHY STREET SOUTH YARRA VIC 3141	$650,000	23-Jan-23

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: 26 April 2023

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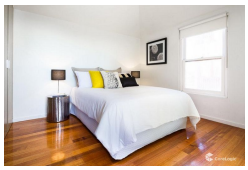
4/32 QUEENS ROAD MELBOURNE VIC 3004

2 1 1

Sold Price RS **$645,000** UN

Sold Date **23-Mar-23**

Distance **0km**



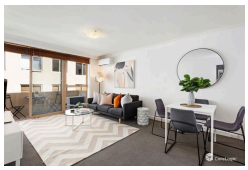
5/155 FITZROY STREET ST KILDA VIC 3182

2 1 1

Sold Price RS **$633,000** UN

Sold Date **20-Mar-23**

Distance **1.75km**



33/30 MURPHY STREET SOUTH YARRA VIC 3141

2 1 1

Sold Price **$650,000**

Sold Date **23-Jan-23**

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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