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	605/82 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price $540,000

Median sale price

Median price $530,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 31/12/2022 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	404/135 Inkerman St ST KILDA 3182	$560,000	20/03/2023
2	508/539 St Kilda Rd MELBOURNE 3004	$525,000	01/03/2023
3	902/442 St Kilda Rd MELBOURNE 3004	$525,000	09/03/2023

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: 13/04/2023 12:21

605/82 Queens Road, Melbourne Vic 3004



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$540,000
Median Unit Price
December quarter 2022: $530,000

Comparable Properties



404/135 Inkerman St ST KILDA 3182 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 20/03/2023
Property Type: Apartment

Agent Comments



508/539 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $525,000
Method: Private Sale
Date: 01/03/2023
Property Type: Apartment

Agent Comments



902/442 St Kilda Rd MELBOURNE 3004 (REI)

2 2 1

Price: $525,000
Method: Private Sale
Date: 09/03/2023
Rooms: 4
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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