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	901/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $850,000 & $895,000

Median sale price

Median price $540,000 Property Type Unit Suburb Melbourne

Period - From 17/02/2022 to 16/02/2023 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	404/19 Queens Rd MELBOURNE 3004	$870,000	25/11/2022
2	101/19 Queens Rd MELBOURNE 3004	$862,500	20/08/2022
3	404/19 Queens Rd MELBOURNE 3004	$850,000	29/12/2022

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: 17/02/2023 16:14

901/83 Queens Road, Melbourne Vic 3004



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$850,000 - $895,000
Median Unit Price
17/02/2022 - 16/02/2023: $540,000

Comparable Properties



404/19 Queens Rd MELBOURNE 3004 (REI)

2 2 1

Agent Comments

Price: $870,000
Method: Sold Before Auction
Date: 25/11/2022
Property Type: Unit



101/19 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 1

Agent Comments

Price: $862,500
Method: Private Sale
Date: 20/08/2022
Property Type: Apartment



404/19 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 1

Agent Comments

Price: $850,000
Method: Private Sale
Date: 29/12/2022
Property Type: Apartment

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

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