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	1404/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $527,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2020 to 31/03/2021 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	1101/55 Queens Rd MELBOURNE 3004	$1,250,000	22/04/2021
2	1403/12 Queens Rd MELBOURNE 3004	$1,360,000	05/02/2021
3	302/454 St Kilda Rd MELBOURNE 3004	$1,280,000	19/12/2020

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: 25/05/2021 13:34

1404/83 Queens Road, Melbourne Vic 3004



3 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
Year ending March 2021: $527,500

Comparable Properties



1101/55 Queens Rd MELBOURNE 3004 (REI)

2 2 2

Price: $1,250,000
Method: Private Sale
Date: 22/04/2021
Property Type: Apartment

Agent Comments



1403/12 Queens Rd MELBOURNE 3004 (VG)

3 - -

Price: $1,360,000
Method: Sale
Date: 05/02/2021
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



302/454 St Kilda Rd MELBOURNE 3004 (REI/VG)

3 2 2

Price: $1,280,000
Method: Private Sale
Date: 19/12/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.