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	604/81 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price: $289,000

Median sale price

Median price: $520,500 Property Type: Unit Suburb: Melbourne

Period - From: 01/04/2022 to: 30/06/2022 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	6/5 Redan St ST KILDA 3182	$300,000	21/05/2022
2	8/50 Wellington St ST KILDA 3182	$275,000	04/03/2022
3	303/594 St Kilda Rd MELBOURNE 3004	$270,000	19/07/2022

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: 21/07/2022 15:01

604/81 Queens Road, Melbourne Vic 3004



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$289,000
Median Unit Price
June quarter 2022: $520,500

Comparable Properties



6/5 Redan St ST KILDA 3182 (REI/VG)

1 1 1

Price: $300,000
Method: Private Sale
Date: 21/05/2022
Property Type: Unit

Agent Comments



8/50 Wellington St ST KILDA 3182 (REI/VG)

1 1 1

Price: $275,000
Method: Private Sale
Date: 04/03/2022
Property Type: Apartment

Agent Comments



303/594 St Kilda Rd MELBOURNE 3004 (REI)

1 1 1

Price: $270,000
Method: Private Sale
Date: 19/07/2022
Property Type: Apartment

Agent Comments

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

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