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	1206/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $420,000 & $445,000

Median sale price

Median price $515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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	1209/83 Queens Rd MELBOURNE 3004	$441,000	19/05/2021
2	710/83 Queens Rd MELBOURNE 3004	$420,000	23/06/2021
3	14/149 Fitzroy St ST KILDA 3182	$420,000	19/06/2021

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: 03/11/2021 11:59

1206/74 Queens Road, Melbourne Vic 3004



1 1 1

Property Type: Land

Agent Comments

Indicative Selling Price
$420,000 - $445,000
Median Unit Price
Year ending September 2021: $515,444

Comparable Properties



1209/83 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $441,000
Method: Private Sale
Date: 19/05/2021
Property Type: Apartment

Agent Comments



710/83 Queens Rd MELBOURNE 3004 (REI/VG)

1 1 1

Price: $420,000
Method: Private Sale
Date: 23/06/2021
Property Type: Apartment

Agent Comments



14/149 Fitzroy St ST KILDA 3182 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 19/06/2021
Property Type: Unit

Agent Comments

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

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