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	8/75 Queens Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$430,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$581,500	Property type	Unit	Suburb	Melbourne
Period-from	01 May 2020	to	30 Apr 2021	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

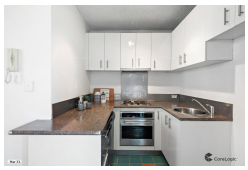
Address of comparable property	Price	Date of sale
3/26 Burnett Street St Kilda VIC 3182	$410,000	29-Mar-21
4/30 Queens Road Melbourne VIC 3004	$425,000	19-Apr-21
9/30 Queens Road Melbourne VIC 3004	$440,000	21-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 14 May 2021

Stephanie Evans
M 0420215919
E stephanie.evans@belleproperty.com



3/26 Burnett Street St Kilda VIC 3182

1 1 1

Sold Price RS $410,000 Sold Date 29-Mar-21

Distance 0.91km



4/30 Queens Road Melbourne VIC 3004

1 1 1

Sold Price RS $425,000 Sold Date 19-Apr-21

Distance 1.13km



9/30 Queens Road Melbourne VIC 3004

1 1 1

Sold Price RS $440,000 Sold Date 21-Apr-21

Distance 1.13km

RS = Recent sale **UN** = Undisclosed Sale

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