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	1108/83 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~~		or range between	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jun 2020	to	31 May 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
1010/83 Queens Road Melbourne VIC 3004	$450,000	27-Feb-21
602/83 Queens Road Melbourne VIC 3004	$470,000	16-Feb-21
507/3-5 St Kilda Road St Kilda VIC 3182	$495,000	31-Jan-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: 21 June 2021

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1010/83 Queens Road Melbourne VIC 3004

1 1 1

Sold Price **$450,000** Sold Date **27-Feb-21**

Distance **-**

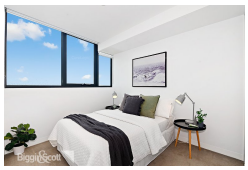


602/83 Queens Road Melbourne VIC 3004

1 1 1

Sold Price **$470,000** Sold Date **16-Feb-21**

Distance **-**



507/3-5 St Kilda Road St Kilda VIC 3182

1 1 1

Sold Price **$495,000** Sold Date **31-Jan-21**

Distance **0.55km**

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

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