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	17/32 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	$600,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jan 2021	to	31 Dec 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
35/32 Queens Road Melbourne VIC 3004	$636,000	18-Dec-21
2/17-23 Mona Place South Yarra VIC 3141	$595,000	09-Nov-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: 31 January 2022

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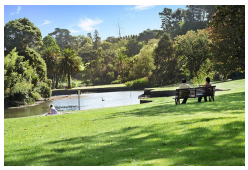


35/32 Queens Road Melbourne VIC 3004

2 1 1

Sold Price RS **$636,000** Sold Date **18-Dec-21**

Distance **-**



2/17-23 Mona Place South Yarra VIC 3141

2 1 1

Sold Price **$595,000** Sold Date **09-Nov-21**

Distance **1.06km**

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

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