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	305/33-34 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2020	to	30 Jun 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
5/58-60 Queens Road Melbourne VIC 3004	$750,000	07-Jul-21
8/1 Greville Street Prahran VIC 3181	$780,000	20-Feb-21
6/75 Park Street St Kilda West VIC 3182	$845,000	04-Jul-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 July 2021

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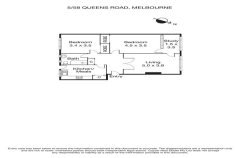
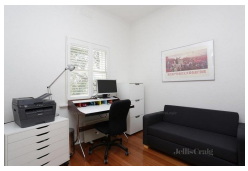


5/58-60 Queens Road Melbourne VIC 3004

2 1 1

Sold Price RS **$750,000** Sold Date **07-Jul-21**

Distance **0.52km**



8/1 Greville Street Prahran VIC 3181

2 1 1

Sold Price **$780,000** Sold Date **20-Feb-21**

Distance **0.88km**



6/75 Park Street St Kilda West VIC 3182

2 1 1

Sold Price RS **$845,000** UN Sold Date **04-Jul-21**

Distance **1.58km**

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

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