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	47/32 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	$530,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$596,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2020	to	30 Sep 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
9/49 Adams Street South Yarra VIC 3141	$600,000	14-Oct-21
2/38 Arnold Street South Yarra VIC 3141	$552,000	14-Aug-21
9/68 Argo Street South Yarra VIC 3141	$555,000	06-Oct-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: 28 October 2021

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9/49 Adams Street South Yarra VIC 3141

1 1 1

Sold Price RS $600,000 Sold Date 14-Oct-21

Distance 0.85km



2/38 Arnold Street South Yarra VIC 3141

1 1 -

Sold Price $552,000 Sold Date 14-Aug-21

Distance 0.87km



9/68 Argo Street South Yarra VIC 3141

1 1 1

Sold Price RS $555,000 Sold Date 06-Oct-21

Distance 1.1km

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

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