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	1206/82 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	$650,000	&	$700,000

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
215/539 St Kilda Road Melbourne VIC 3004	$731,000	31-Oct-21
10/15 Burnett Street St Kilda VIC 3182	$750,000	18-Nov-21
2/17 Redan Street St Kilda VIC 3182	$635,000	24-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: 25 January 2022

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215/539 St Kilda Road Melbourne VIC 3004

3 2 1

Sold Price **$731,000** Sold Date **31-Oct-21**

Distance **0.95km**



10/15 Burnett Street St Kilda VIC 3182

3 1 1

Sold Price **$750,000** Sold Date **18-Nov-21**

Distance **0.79km**



2/17 Redan Street St Kilda VIC 3182

3 1 1

Sold Price RS **$635,000** Sold Date **24-Oct-21**

Distance **1.08km**

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

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