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	1403/82 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	$739,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Feb 2021	to	31 Jan 2022	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
1001/3-5 St Kilda Road St Kilda VIC 3182	$751,000	03-Sep-21
1111/77 Queens Road Melbourne VIC 3004	$720,000	10-Jan-22
712/55 Queens Road Melbourne VIC 3004	$760,000	31-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: 08 February 2022

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1001/3-5 St Kilda Road St Kilda VIC 3182 Sold Price **$751,000** Sold Date **03-Sep-21**

2 2 1 Distance **0.6km**



1111/77 Queens Road Melbourne VIC 3004 Sold Price RS **$720,000** Sold Date **10-Jan-22**

2 2 1 Distance **0.15km**



712/55 Queens Road Melbourne VIC 3004 Sold Price **$760,000** Sold Date **31-Jul-21**

2 2 1 Distance **0.73km**

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

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