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	1/30 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Dec 2020	to	30 Nov 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.

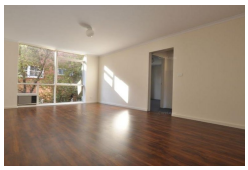
Address of comparable property	Price	Date of sale
12/813-817 Punt Road South Yarra VIC 3141	$520,000	29-Sep-21
35/33-34 Queens Road Melbourne VIC 3004	$555,000	25-Nov-21
35/32 Queens Road Melbourne VIC 3004	$636,000	18-Dec-21

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: 20 December 2021

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12/813-817 Punt Road South Yarra VIC 3141

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Sold Price RS **$520,000** Sold Date **29-Sep-21**

Distance **1.23km**



35/33-34 Queens Road Melbourne VIC 3004

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Sold Price **$555,000** Sold Date **25-Nov-21**

Distance **0.16km**



35/32 Queens Road Melbourne VIC 3004

2 1 1

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

Distance **0.08km**

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

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