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	1905/12 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	$900,000	&	$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$634,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2021	to	30 Sep 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.

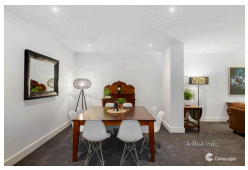
Address of comparable property	Price	Date of sale
101/19 QUEENS ROAD MELBOURNE VIC 3004	$862,500	20-Aug-22
1005/25-29 COVENTRY STREET SOUTHBANK VIC 3006	$1,200,000	08-Aug-22
1108/25-29 COVENTRY STREET SOUTHBANK VIC 3006	$949,000	27-May-22

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: 06 October 2022

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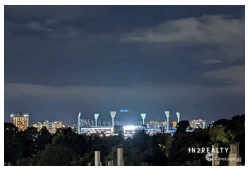
101/19 QUEENS ROAD MELBOURNE VIC 3004

2 2 1

Sold Price RS **$862,500** UN

Sold Date **20-Aug-22**

Distance **0.17km**



1005/25-29 COVENTRY STREET SOUTHBANK VIC 3006

2 2 2

Sold Price RS **$1,200,000**

Sold Date **08-Aug-22**

Distance **1.11km**



1108/25-29 COVENTRY STREET SOUTHBANK VIC 3006

2 2 1

Sold Price **$949,000**

Sold Date **27-May-22**

Distance **1.11km**

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

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