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<br>Including suburb and postcode | 101/15 Queens Road, Melbourne Vic 3004 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $875,000 & $925,000

## Median sale price

Median price $520,000 Property Type Unit Suburb Melbourne

Period - From 14/12/2022 to 13/12/2023 Source REIV

## 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 six 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 |
|---|---|---|---|
| 1 | 902/700 Chapel St SOUTH YARRA 3141 | $920,000 | 05/08/2023 |
| 2 | | | |
| 3 | | | |

**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 six months.

This Statement of Information was prepared on: 14/12/2023 12:03

# 101/15 Queens Road, Melbourne Vic 3004



2 2 2

**Property Type:** Apartment (Res)
**Land Size:** 114 sqm approx

Agent Comments

**Indicative Selling Price**
$875,000 - $925,000
**Median Unit Price**
14/12/2022 - 13/12/2023: $520,000

## Comparable Properties



**902/700 Chapel St SOUTH YARRA 3141 (REI/VG)**

2 2 2

**Price:** $920,000
**Method:** Auction Sale
**Date:** 05/08/2023
**Property Type:** Apartment

Agent Comments

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 six months.

**Account** - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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