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	1309/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $465,000 & $485,000

Median sale price

Median price $518,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2021 to 31/03/2022 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	608/582 St Kilda Rd MELBOURNE 3004	$510,000	07/03/2022
2	1506/83 Queens Rd MELBOURNE 3004	$462,000	31/03/2022
3	211/77 Queens Rd MELBOURNE 3004	$460,000	06/12/2021

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: 29/04/2022 13:58

1309/83 Queens Road, Melbourne Vic 3004



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$465,000 - $485,000
Median Unit Price
Year ending March 2022: $518,000

Comparable Properties



608/582 St Kilda Rd MELBOURNE 3004 (VG)

1 - -

Price: $510,000
Method: Sale
Date: 07/03/2022
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments



1506/83 Queens Rd MELBOURNE 3004 (REI)

1 1 1

Price: $462,000
Method: Private Sale
Date: 31/03/2022
Property Type: Apartment

Agent Comments

211/77 Queens Rd MELBOURNE 3004 (VG)

1 - -

Price: $460,000
Method: Sale
Date: 06/12/2021
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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