Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Property offered for sale** ***Sections 47AF of the Estate Agents Act 1980***

| Address Including suburb & postcode | 107/70 Queens Road, Melbourne VIC 3004 |
|---|---|

**Indicative selling price**

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

| Single price | $349,000 | or range between | X | & | X |
|---|---|---|---|---|---|

**Median sale price**

| Median price | $469,000 | Property type | Apartment | Suburb | Melbourne 3004 |
|---|---|---|---|---|---|
| Period - from | 01/07/24 | to | 30/06/25 | 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 | Sale Date | Size | Bed | Bath | Car |
|---|---|---|---|---|---|---|
| 1. 106/70 Queens Road | $362,500 | 21/06/25 | 55m2 | 1 | 1 | 0 |
| 2. 208/74 Queens Road | $370,000 | 01/06/25 | 57m2 | 1 | 1 | 1 |
| 3. 509/555 St Kilda Road | $330,000 | 23/06/25 | | 1 | 1 | 0 |

This Statement of Information was prepared on: 21/08/25

***Harcourts Melbourne City have provided additional information that the purchaser may find informative.***

| Additional comparable sales | Price | Sale Date | Size | Bed | Bath | Car |
|---|---|---|---|---|---|---|
| 4. 307/74 Queens Road | $390,000 | 06/06/25 | | 1 | 1 | 0 |
| 5. 404/480 St Kilda Road | $395,000 | 22/04/25 | | 1 | 1 | 1 |
| 6. 906/568 St Kilda Road | $315,000 | 12/02/25 | | 1 | 1 | 0 |

| Material Fact to disclose | Current Rent & Lease Expiry | Rental Potential (pw) |
|---|---|---|
| Yes - Construction | N/A | $475-$500pw |

**Property Outgoing Information (approximately per annum)**

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---|---|---|---|
| $1,035.12 | $704.32 | $2,380.89 | $4,120.33 |

| Size | Year Built | # In Complex/Block | Facilities |
|---|---|---|---|
| 60m2 | 2013 | 161 | None |

| Owners Corporation | Chattels |
|---|---|
| Verticali<br>P: 03 9863 9707 | All fixed floor coverings, electric light fittings, window furnishings & furniture as inspected |

| Building | Sale Method | Terms |
|---|---|---|
| Proximity Apartments | Private Sale | 10% Deposit - Settlement 30 Days |

*Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.*