Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

620/74 Queens Road Melbourne, 3004

Indicative selling price

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

Single price $565,000.00

Median sale price

Median price $657,000.00 Property Type APARTMENT Suburb MELBOURNE

Period - From 01-Aug-2020 to 25-Jun-2021 Source REA

Comparable property sales

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	201/74 Queens Road, Melbourne VIC 3004	$590,000.00	22-Feb-2021
2	1101/610 St Kilda Road, Melbourne VIC 3004	$545,000.00	24-Apr-2021
3	305/539 St Kilda Road, Melbourne VIC 3004	$561,000.00	17-Feb-2021

This statement of information was prepared on 24-Sep-2021 at 8:47:42 AM EST