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	716/74 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between $490,000 & $539,000

Median sale price

Median price $501,900 Property Type Unit Suburb Melbourne

Period - From 01/10/2021 to 31/12/2021 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	22/352 Canterbury Rd ST KILDA 3182	$545,000	23/02/2022
2	130/555 St Kilda Rd MELBOURNE 3004	$525,000	14/02/2022
3	23/75 Queens Rd MELBOURNE 3004	$510,000	09/10/2021

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: 20/03/2022 07:18

716/74 Queens Road, Melbourne Vic 3004

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Property Type: Land

Agent Comments

Indicative Selling Price
$490,000 - $539,000
Median Unit Price
December quarter 2021: $501,900

Comparable Properties



22/352 Canterbury Rd ST KILDA 3182 (REI)

2 1 1

Agent Comments

Price: $545,000
Method: Sold Before Auction
Date: 23/02/2022
Property Type: Apartment



130/555 St Kilda Rd MELBOURNE 3004 (REI)

2 1 1

Agent Comments

Price: $525,000
Method: Private Sale
Date: 14/02/2022
Property Type: Apartment



23/75 Queens Rd MELBOURNE 3004 (REI/VG)

2 1 1

Agent Comments

Price: $510,000
Method: Private Sale
Date: 09/10/2021
Property Type: Apartment

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