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	501/55 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Single price $769,000

Median sale price

Median price $515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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	29/458 St Kilda Rd MELBOURNE 3004	$775,000	01/09/2021
2	712/55 Queens Rd MELBOURNE 3004	$760,000	31/07/2021
3	39/352 Canterbury Rd ST KILDA 3182	$760,000	16/10/2021

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: 14/12/2021 08:54

501/55 Queens Road, Melbourne Vic 3000

Phoebe Hnarakis
9520 9020
0433 222 453
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2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$769,000
Median Unit Price
Year ending September 2021: $515,444

Comparable Properties



29/458 St Kilda Rd MELBOURNE 3004 (REI/VG)

2 1 1

Price: $775,000
Method: Private Sale
Date: 01/09/2021
Property Type: Apartment

Agent Comments



712/55 Queens Rd MELBOURNE 3004 (REI/VG)

2 2 1

Price: $760,000
Method: Private Sale
Date: 31/07/2021
Property Type: Apartment

Agent Comments



39/352 Canterbury Rd ST KILDA 3182 (REI)

2 1 2

Price: $760,000
Method: Private Sale
Date: 16/10/2021
Property Type: Apartment

Agent Comments

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