STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

903/74 Queens Road, Melbourne, VIC 3004

Indicative selling price

Single Price or Range between

$569,000

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

Median sale price

Median Price	Property Type	Suburb
$580,000	Unit	MELBOURNE
Period From	**Period To**	**Source**
20/03/2019	16/09/2019	Core Logic

Comparable property sales

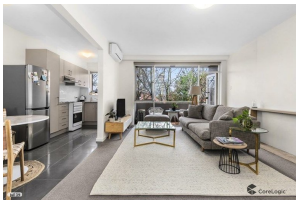
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



302/6 VICTORIA STREET
ST KILDA

1 1 1

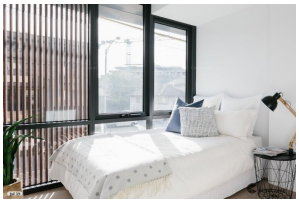
Price $562,200
Date of Sale 07/09/2019
Land 4243 sqm



7/51 CAROLINE STREET
SOUTH YARRA

1 1 1

Price $595,000
Date of Sale 17/08/2019
Land 1526 sqm



3-5 ST KILDA ROAD
ST KILDA

1 1 1

Price $580,000
Date of Sale 07/08/2019
Land 2896 sqm