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	504/83 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Single price	$459,000	or range between		&

Median sale price

Median price	$ 630,500	Property type	Unit	Suburb	MELBOURNE
Period - From	01/02/2022	to	31/01/2023	Source	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

	Address of comparable property	Price	Date of sale
1	7/343-346 Beaconsfield Parade St Kilda West Vic 3182	$500,000	2023-01-10
2	222/539 St Kilda Road Melbourne Vic 3004	$465,000	2022-11-10
3	806/3-5 St Kilda Road St Kilda Vic 3182	$440,000	2022-10-25

This Statement of Information was prepared on: 01/02/2023

CONSUMER AFFAIRS VICTORIA