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	712/12 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Single price		or range between	$550,000	& $590,000

Median sale price

Median price	$ 627,500	Property type	Unit	Suburb	MELBOURNE
Period - From	03/05/2022	to	02/05/2023	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	612/55 Queens Road Melbourne Vic 3004	$630,000	2022-12-09
2	1314/35 Albert Road Melbourne Vic 3004	$585,000	2023-01-23
3			

This Statement of Information was prepared on: 03/05/2023

CONSUMER AFFAIRS VICTORIA