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	117/74 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Single price $500,000

Median sale price

Median price $550,000 Property Type Unit Suburb Melbourne

Period - From 27/06/2023 to 26/06/2024 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	1203/55 Queens Rd MELBOURNE 3004	$540,000	16/05/2024
2	118/55 Queens Rd MELBOURNE 3004	$515,000	13/04/2024
3	321/55 Queens Rd MELBOURNE 3004	$485,000	27/05/2024

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: 27/06/2024 09:22

117/74 Queens Road, Melbourne Vic 3000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000
Median Unit Price
27/06/2023 - 26/06/2024: $550,000

Comparable Properties



1203/55 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Agent Comments

Price: $540,000
Method: Private Sale
Date: 16/05/2024
Rooms: 3
Property Type: Apartment



118/55 Queens Rd MELBOURNE 3004 (REI/VG)

2 1 1

Agent Comments

Price: $515,000
Method: Private Sale
Date: 13/04/2024
Property Type: Apartment



321/55 Queens Rd MELBOURNE 3004 (REI)

2 1 1

Agent Comments

Price: $485,000
Method: Private Sale
Date: 27/05/2024
Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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