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	11/33 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Single price	$500,000	or range between		&

Median sale price

Median price	$ 490,000	Property type	Unit	Suburb	Melbourne
Period - From	11/09/2023	to	10/09/2024	Source	pdol

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	408/ 400 St Kilda Rd, Melbourne Vic	$432,000	27/08/2024
2	301/ 360 St Kilda Rd, Melbourne Vic	$485,000	01/08/2024
3	208/ 400 St Kilda Rd, Melbourne Vic	$425,000	30/06/2024

This Statement of Information was prepared on: 11/09/2024

CONSUMER AFFAIRS VICTORIA