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	1104/83 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Single price	$490,000

Median sale price

Median price	627,500	Property Type	Unit	Suburb	MELBOURNE
Period - From	29/06/2024	to	29/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	503/582 St Kilda Road Melbourne Vic 3004	$515,000	2024-07-21
2	9/151 Fitzroy Street St Kilda Vic 3182	$460,000	2024-09-11
3	408/5 Alma Road St Kilda Vic 3182	$470,000	2024-09-13

This Statement of Information was prepared on: 30/10/2024