

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2/75 Queens Road Melbourne, 3004
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$495,000 & \$510,000
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### Median sale price

Median price	\$630,000	Property Type	UNIT	Suburb	MELBOURNE
Period - From	01-Oct-2022	to	30-Sep-2023	Source	Corelogic

### Comparable property sales

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	811/610 ST KILDA ROAD MELBOURNE VIC 3004	\$520,000	11-Aug-2023
2	602/74 QUEENS ROAD MELBOURNE VIC 3004	\$480,000	19-Jun-2023
3	1004/74 QUEENS ROAD MELBOURNE VIC 3004	\$511,100	30-Jun-2023

This statement of information was prepared on 16-Jan-2024 at 10:35:27 AM EST