

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

1105/74 Queens Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

613/70 Queens Road Melbourne VIC 3004	\$665,000	04-Nov-19
406/13-15 Grattan Street Prahran VIC 3181	\$722,000	03-Sep-19
30/431 St Kilda Road Melbourne VIC 3004	\$710,000	07-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 22 January 2020



**613/70 Queens Road Melbourne
VIC 3004**

2 2 1

Sold Price

\$665,000

Sold Date **04-Nov-19**

Distance

0.13km



**406/13-15 Grattan Street Prahran
VIC 3181**

2 2 1

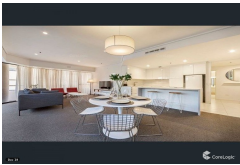
Sold Price

\$722,000

Sold Date **03-Sep-19**

Distance

1.11km



**30/431 St Kilda Road Melbourne
VIC 3004**

2 2 1

Sold Price

\$710,000

Sold Date **07-Sep-19**

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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