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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1504/83 Queens Road Melbourne VIC 3004

 1  1  1

Indicative Selling Price

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

Single Price \$565,000

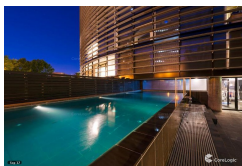
Median Sale Price

\$585,000 Units in Melbourne between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.



**3D/635-643 St Kilda Road
Melbourne VIC 3004**

 1  1  1

Sold Price **\$580,000** Sold Date **17-Oct-18**

Distance **0.2km**



**36/350-353 Beaconsfield Parade St
Kilda West VIC 3182**

 1  1  1

Sold Price **\$525,000** Sold Date **15-Dec-18**

Distance **0.94km**



**2/49 Wilson Street South Yarra VIC
3141**

 1  1  1

Sold Price **\$615,558** Sold Date **03-Nov-18**

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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