



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**408/12 Queens Road,  
MELBOURNE 3004**

Unit  
1 beds 1 baths

### Indicative selling price

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

**Range \$400,000 - \$440,000**

### Median sale price

Median **Unit** for **MELBOURNE** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$439,250**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>306/12 Queens Road , Melbourne 3004</b>	<b>Price \$435,000</b> Sold 01 June 2019
<b>1401/568 St Kilda Road , Melbourne 3004</b>	<b>Price \$398,500</b> Sold 19 July 2019
<b>336/539 St Kilda Road , Melbourne 3004</b>	<b>Price \$420,000</b> Sold 11 June 2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Southbank

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### Contact agents



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