

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 312/12 Queens Road, **MELBOURNE 3004**

Indicative selling price

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

Range \$350,000 - \$380,000

Median sale price

Median Unit for MELBOURNE for period Jan 2019 - Jun 2019 Sourced from **Pricefinder**.

\$440,000

Comparable property sales

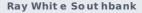
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

504/480 St Kilda Road , Melbourne 3004	Price \$386,500 Sold 31 July 2019
140 1/568 St Kilda Road , Melbourne 30 0 4	Price \$398,500 Sold 19 July 2019
1212/568 St Kilda Road , Melbourne 3004	Price \$360,000 Sold 14 April 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.



111 Clarendon St (Cnr City Road), Southbank VIC 3006

Contact agents



David Barber Ray White

0437980 091 david.barber@raywhite.com



Tommy-Lee Davies Ray White

0416 823 173 to mmy-lee.d avies @ raywhite.co m

