

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1109/12 Queens Road,  
MELBOURNE 3004**

### Indicative selling price

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

**Range \$595,000 - \$625,000**

### Median sale price

Median **Unit** for **MELBOURNE** for period **Oct 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$465,000**

### 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.

**1409/12 Queens Road ,  
Melbourne 3004**

**Price \$619,000** Sold 04  
April 2019

**155/632 St Kilda Road ,  
Melbourne 3004**

**Price \$590,000** Sold 16 July  
2019

**706/478 St Kilda Road,  
Melbourne 3004**

**Price \$595,000** Sold 28 May  
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.

Unit

2 beds

1 baths

1 parking

### Ray White Southbank

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

### Contact agents



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