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

10/33 Queens Road, Melbourne Vic 3004

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	01/07/2019	to	30/09/2019		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6/17 Charnwood Gr ST KILDA 3182	\$751,000	22/09/2019
2	19/11-17 Park St ST KILDA WEST 3182	\$750,000	21/10/2019
3	9/17 Charnwood Gr ST KILDA 3182	\$723,000	14/09/2019

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 six months.

This Statement of Information was prepared on:

08/11/2019 13:56







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$700,000 - \$770,000 Median Unit Price September quarter 2019: \$525,000

Comparable Properties



6/17 Charnwood Gr ST KILDA 3182 (REI)



Price: \$751,000 Method: Auction Sale Date: 22/09/2019 Rooms: 5 Property Type: Apartment Agent Comments



19/11-17 Park St ST KILDA WEST 3182 (REI)

Agent Comments

Agent Comments



Price: \$750,000 Method: Sale by Tender Date: 21/10/2019 Property Type: Apartment



9/17 Charnwood Gr ST KILDA 3182 (REI)



Price: \$723,000 Method: Auction Sale

Method: Auction Sale Date: 14/09/2019 Property Type: Apartment

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.