

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

618/74 Queens Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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

Address of comparable property

Price

Date of sale

616/74 Queens Road Melbourne VIC 3004	\$500,000	31-May-19
903/74 Queens Road Melbourne VIC 3004	\$545,000	08-Oct-19
914/74 Queens Road Melbourne VIC 3004	\$464,500	20-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 04 November 2019

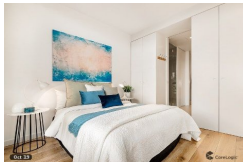


**616/74 Queens Road Melbourne
VIC 3004**

2 1 1

Sold Price **\$500,000** Sold Date **31-May-19**

Distance -

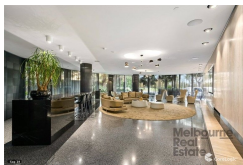


**903/74 Queens Road Melbourne
VIC 3004**

2 1 1

Sold Price **\$545,000** Sold Date **08-Oct-19**

Distance -



**914/74 Queens Road Melbourne
VIC 3004**

2 1 1

Sold Price ^{RS} **\$464,500** Sold Date **20-Sep-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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