

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 19/27 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Single price or range between \$700,000 & \$750,000

Median sale price

Median price \$580,000 Property type Unit Suburb MELBOURNE
Period - From 16/01/2021 to 15/07/2021 Source core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 74a Napier Street South Melbourne Vic 3205	\$705,000	2021-06-30
2 24/27 Queens Road, Melbourne Vic 3004	\$730,000	2021-06-21
3 28D Napier Street, South Melbourne Vic 3205	\$782,000	2021-06-30

This Statement of Information was prepared on: 15/07/2021

