

## 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

321/55 Queens Road Melbourne VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$575,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2019

to

30 Jun 2020

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

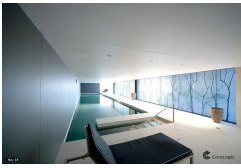
112/55 Queens Road Melbourne VIC 3004	\$630,000	10-Feb-20
608/55 Queens Road Melbourne VIC 3004	\$580,000	25-Feb-20
131/555-563 St Kilda Road Melbourne VIC 3004	\$598,000	02-Feb-20

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: 27 July 2020

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**112/55 Queens Road Melbourne VIC 3004** Sold Price **\$630,000** Sold Date **10-Feb-20**

2 2 1

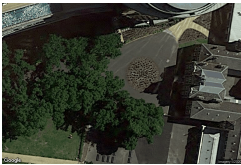
Distance -



**608/55 Queens Road Melbourne VIC 3004** Sold Price **\$580,000** Sold Date **25-Feb-20**

2 1 1

Distance -



**131/555-563 St Kilda Road Melbourne VIC 3004** Sold Price **\$598,000** Sold Date **02-Feb-20**

2 1 1

Distance **0.28km**

RS = Recent sale      UN = Undisclosed Sale

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