

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

1506/83 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between

\$490,000

 &

\$539,000

Median sale price

Median price

\$500,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

12/10/2020

 to

11/10/2021

 Source

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.

	Address of comparable property	Price	Date of sale
1	508/83 Queens Rd MELBOURNE 3004	\$470,000	16/05/2021
2	1108/83 Queens Rd MELBOURNE 3004	\$445,000	29/07/2021
3	1510/83 Queens Rd MELBOURNE 3004	\$440,000	28/05/2021

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:

12/10/2021 13:23



 1  1  1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000 - \$539,000
Median Unit Price
12/10/2020 - 11/10/2021: \$500,000

Comparable Properties

508/83 Queens Rd MELBOURNE 3004 (VG) **Agent Comments**

 1  -  -

Price: \$470,000
Method: Sale
Date: 16/05/2021
Property Type: Subdivided Flat - Single OYO Flat

1108/83 Queens Rd MELBOURNE 3004 (VG) **Agent Comments**

 1  -  -

Price: \$445,000
Method: Sale
Date: 29/07/2021
Property Type: Subdivided Flat - Single OYO Flat

1510/83 Queens Rd MELBOURNE 3004 (VG) **Agent Comments**

 1  -  -

Price: \$440,000
Method: Sale
Date: 28/05/2021
Property Type: Subdivided Flat - Single OYO Flat

Account - 11 North Property Group | P: 1300 353 836