

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

303/26 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Single price \$825,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2019

to 31/12/2019

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	79/485-489 St Kilda Rd MELBOURNE 3004	\$865,000	14/12/2019
2	2/176 Walsh St SOUTH YARRA 3141	\$830,000	16/11/2019
3	1/352 Albert Rd SOUTH MELBOURNE 3205	\$820,000	05/12/2019

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:

26/03/2020 12:56



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



79/485-489 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$865,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 3

Property Type: Apartment



2/176 Walsh St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 3

Property Type: Apartment



1/352 Albert Rd SOUTH MELBOURNE 3205 (VG)

Agent Comments

2 - -

Price: \$820,000

Method: Sale

Date: 05/12/2019

Property Type: Strata Unit/Flat

Land Size: 469 sqm approx