

# 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 1501/1 Queens Road, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,400,000 & \$1,500,000

### Median sale price

Median price \$511,000 Property Type Unit Suburb Melbourne (3004)

Period - From 01/01/2020 to 31/03/2020 Source REIV

### Comparable property sales

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
205/469 ST KILDA ROAD, MELBOURNE VIC 3004	\$1,605,000	03/11/2020
905/505 ST KILDA ROAD, MELBOURNE VIC 3004	\$1,470,000	31/01/2020
1604/505 ST KILDA ROAD, MELBOURNE VIC 3004	\$1,388,000	13/02/2020

This Statement of Information was prepared on: 11/06/2020