

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 506/55 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$415,000

&

\$430,000

Median sale price

Median price

\$440,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

03/10/2018

to

03/10/2019

Source

www.propertydata.com.au

Comparable property sales

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
205/55 QUEENS ROAD, MELBOURNE VIC 3004	\$410,000	31/01/2018
706/70 QUEENS ROAD, MELBOURNE VIC 3004	\$430,000	13/03/2019
707/55 QUEENS ROAD, MELBOURNE VIC 3004	\$440,000	31/01/2018

This Statement of Information was prepared on: 03/10/2019