

# 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 107/74 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)

Single Price \$345,000

### Median sale price

Median price \$487,000 Property Type House Suburb Melbourne (3004)

Period - From 08/07/2020 to 08/07/2019 Source realestate.com

### 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
115/70 QUEENS ROAD, MELBOURNE VIC 3004	\$416,000	13/01/2020
410/83 QUEENS ROAD, MELBOURNE VIC 3004	\$415,000	11/03/2020
906/55 QUEENS ROAD, MELBOURNE VIC 3004	\$432,500	01/04/2020

This Statement of Information was prepared on: 04/03/2021