

# 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 908/55 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)

Price Range

\$400,000

&

\$420,000

### Median sale price

Median price

\$448,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

17/08/2019

to

17/08/2020

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### 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
119/55 QUEENS ROAD, MELBOURNE VIC 3004	\$415,000	03/08/2020
906/55 QUEENS ROAD, MELBOURNE VIC 3004	\$432,500	01/08/2020
803/55 QUEENS ROAD, MELBOURNE VIC 3004	\$423,000	16/12/2019

This Statement of Information was prepared on: 17/08/2020