

# 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 207/74 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)

Price Range

\$345,000

&

\$355,000

### Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

26/12/2019

to

26/12/2020

Source

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

### Comparable property sales

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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
606/74 QUEENS ROAD, MELBOURNE VIC 3004	\$369,000	27/02/2020
911/74 QUEENS ROAD, MELBOURNE VIC 3004	\$338,000	12/10/2018
506/74 QUEENS ROAD, MELBOURNE VIC 3004	\$385,000	08/12/2017

This Statement of Information was prepared on: 26/12/2020