

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 909/55 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

\$448,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

12/01/2020

to

12/01/2021

Source

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

This Statement of Information was prepared on: 12/01/2021