

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 1.08/77 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$310,000

&

\$330,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

23/02/2020

to

23/02/2021

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
1211/74 QUEENS ROAD, MELBOURNE VIC 3004	\$388,500	18/01/2021
606/74 QUEENS ROAD, MELBOURNE VIC 3004	\$369,000	27/02/2020
315/77 QUEENS ROAD, MELBOURNE VIC 3004	\$458,000	30/11/2020

This Statement of Information was prepared on: 23/02/2021