

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 9.08/55 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Single Price \$395,000

Median sale price

Median price \$484,000 Property Type Apartment Suburb Melbourne (3004)

Period - From 16/05/2020 to 16/05/2021 Source www.propertydata.com.au

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
909/55 QUEENS ROAD, MELBOURNE VIC 3004	\$389,500	22/04/2021
1102/55 QUEENS ROAD, MELBOURNE VIC 3004	\$395,000	03/01/2021
904/55 QUEENS ROAD, MELBOURNE VIC 3004	\$393,000	18/03/2021

This Statement of Information was prepared on: 16/05/2021