

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 502/70 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Single Price \$435,000

Median sale price

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

Period - From 07/07/2020 to 07/07/2021 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
802/70 QUEENS ROAD, MELBOURNE VIC 3004	\$461,000	13/05/2020
907/70 QUEENS ROAD, MELBOURNE VIC 3004	\$430,000	01/05/2020
212/70 QUEENS ROAD, MELBOURNE VIC 3004	\$430,000	01/02/2021

This Statement of Information was prepared on: 07/07/2021