

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 908/55 Queens Road, Melbourne, VIC 3004

Indicative selling price

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

Price Range

\$385,000

&

\$410,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3004)

Period - From

02/08/2016

to

02/08/2017

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
112/70 QUEENS RD, MELBOURNE VIC 3000	\$412,000	13/07/2017
1002/83 QUEENS RD, MELBOURNE VIC 3000	\$460,000	02/06/2017
1103/83 QUEENS RD, MELBOURNE VIC 3000	\$445,000	15/06/2017

This Statement of Information was prepared on: 29/04/2021