

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

116/74 Queens Road, Melbourne, VIC 3004

INDICATIVE SELLING PRICE

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

Range Between \$480,000 & \$520,000

MEDIAN SALE PRICE

Median price \$520,000 | Unit | Melbourne (3004)

Period - From 1 July 2017 to 30 June 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
705/83 QUEENS ROAD, MELBOURNE VIC 3004	\$558,000	28/07/2018
8/32 QUEENS ROAD, MELBOURNE VIC 3004	\$545,000	18/07/2018
76/485 ST KILDA ROAD, MELBOURNE VIC 3004	\$510,000	23/06/2018