

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

1706/12 Queens Road Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,875

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

72/1-29 Albert Road Melbourne VIC 3004	\$1,770,000	21-Aug-20
283 Bank Street South Melbourne VIC 3205	\$2,150,000	22-May-20
300 Canterbury Road St Kilda West VIC 3182	\$1,700,000	24-Jul-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

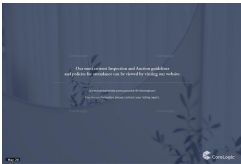
This Statement of Information was prepared on: 27 October 2020



72/1-29 Albert Road Melbourne VIC 3004 Sold Price **\$1,770,000** Sold Date **21-Aug-20**

3 2 2

Distance **0.55km**



283 Bank Street South Melbourne VIC 3205 Sold Price **\$2,150,000** Sold Date **22-May-20**

3 2 2

Distance **1.68km**



300 Canterbury Road St Kilda West VIC 3182 Sold Price **\$1,700,000** Sold Date **24-Jul-20**

3 2 2

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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