

## 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

708/70 QUEENS ROAD MELBOURNE VIC 3004

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$435,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

804/101 ST KILDA ROAD ST KILDA VIC 3182	\$420,000	25-Jan-24
409/505-507 ST KILDA ROAD MELBOURNE VIC 3004	\$400,000	14-Mar-24
1112/450 ST KILDA ROAD MELBOURNE VIC 3004	\$440,000	09-Nov-23

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.

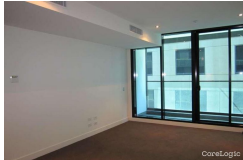
This Statement of Information was prepared on: 22 April 2024



**804/101 ST KILDA ROAD ST KILDA VIC 3182** Sold Price **\$420,000** Sold Date **25-Jan-24**

 1  1  1

Distance **1.04km**



**409/505-507 ST KILDA ROAD MELBOURNE VIC 3004** Sold Price **\$400,000** Sold Date **14-Mar-24**

 1  1  1

Distance **0.83km**



**1112/450 ST KILDA ROAD MELBOURNE VIC 3004** Sold Price **\$440,000** Sold Date **09-Nov-23**

 1  1  1

Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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