

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

112/23-25 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,250

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 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

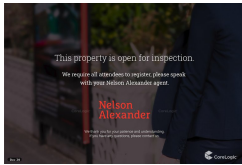
Date of sale

1/38 Arnold Street South Yarra VIC 3141	\$623,000	19-Dec-20
11/20 Walsh Street South Yarra VIC 3141	\$625,000	21-Dec-20
1/240 Punt Road Prahran VIC 3181	\$592,500	25-Nov-20

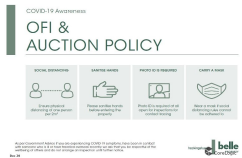
OR

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: 13 January 2021



1/38 Arnold Street South Yarra VIC 3141 Sold Price ^{RS} **\$623,000** Sold Date **19-Dec-20**
 🛏️ 2 🚿 1 🚗 1 Distance **0.63km**



11/20 Walsh Street South Yarra VIC 3141 Sold Price ^{RS} **\$625,000** Sold Date **21-Dec-20**
 🛏️ 2 🚿 1 🚗 1 Distance **0.94km**



1/240 Punt Road Prahran VIC 3181 Sold Price **\$592,500** Sold Date **25-Nov-20**
 🛏️ 2 🚿 1 🚗 1 Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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