

# 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

615/70 Queens Road, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$465,000

&

\$510,000

### Median sale price

Median price

\$542,000

Property Type

Unit

Suburb

Melbourne

Period - From

30/04/2023

to

29/04/2024

Source

REIV

### 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 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
1	5002/299 King St MELBOURNE 3000	\$510,000	22/04/2024
2	810/601 St Kilda Rd MELBOURNE 3004	\$490,000	05/04/2024
3	304/340 Russell St MELBOURNE 3000	\$485,000	16/04/2024

**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 six months.~~

This Statement of Information was prepared on:

30/04/2024 11:37



 1    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$465,000 - \$510,000

**Median Unit Price**

30/04/2023 - 29/04/2024: \$542,000

## Comparable Properties



**5002/299 King St MELBOURNE 3000 (REI)**

Agent Comments

 1    1    -

**Price:** \$510,000

**Method:** Private Sale

**Date:** 22/04/2024

**Property Type:** Apartment



**810/601 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

 1    1    1

**Price:** \$490,000

**Method:** Private Sale

**Date:** 05/04/2024

**Property Type:** Apartment



**304/340 Russell St MELBOURNE 3000 (REI)**

Agent Comments

 1    1    1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 16/04/2024

**Property Type:** Apartment

Account - Inline Real Estate | P: 03 85974262