## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 615/70 Queens Road, Melbourne Vic 3000

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$465,000		&		\$510,000			
Median sale p	rice							
Median price	\$542,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	30/04/2023	to	29/04/2024		So	urce	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.

Ad	dress 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









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)



Price: \$510,000 Method: Private Sale Date: 22/04/2024 Property Type: Apartment

810/601 St Kilda Rd MELBOURNE 3004 (REI) Agent C

Agent Comments

Agent Comments





Price: \$490,000 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

304/340 Russell St MELBOURNE 3000 (REI)



Agent Comments

Price: \$485,000 Method: Private Sale Date: 16/04/2024 Property Type: Apartment

Account - Inline Real Estate | P: 03 85974262





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