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 | 205/55 Queens Road, Melbourne Vic 3004 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between | \$400,000 | & | \$440,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$567,500 | Hou | ISE | Unit | Х | Suburb | Melbourne |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/10/2017 | to | 31/12/2017 | | Source | REIV | |

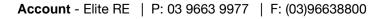
Comparable property sales (*Delete A or B below as applicable)

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 707/55 Queens Rd MELBOURNE 3004 | \$440,000 | 31/01/2018 |
| 2 | 506/55 Queens Rd MELBOURNE 3004 | \$430,000 | 15/01/2018 |
| 3 | 909/55 Queens Rd MELBOURNE 3004 | \$410,000 | 28/09/2017 |

OR

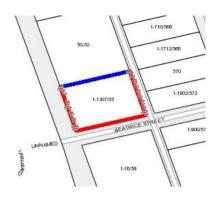
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







Generated: 20/02/2018 16:05





Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price December quarter 2017: \$567,500

Comparable Properties



707/55 Queens Rd MELBOURNE 3004 (REI)

4 1 📥 1 🛱 1

Price: \$440,000 **Method:** Private Sale **Date:** 31/01/2018

Rooms: 3

Property Type: Apartment

Agent Comments



506/55 Queens Rd MELBOURNE 3004 (REI)

Price: \$430,000 Method: Private Sale Date: 15/01/2018

Rooms: 3

Property Type: Apartment

Agent Comments



909/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments

Price: \$410,000 Method: Private Sale Date: 28/09/2017

Rooms: 3

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





Generated: 20/02/2018 16:05