

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

205/55 Queens Road, Melbourne Vic 3004

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

House

Unit

X

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.

	Address 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.

205/55 Queens Road, Melbourne Vic 3004



Rooms: 1

Property Type: Strata Unit/Flat

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)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 31/01/2018

Rooms: 3

Property Type: Apartment



506/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 15/01/2018

Rooms: 3

Property Type: Apartment



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