

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

1011/74 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

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

606/15 Clifton Street Prahran VIC 3181	\$300,000	13-Sep-19
310/135 Inkerman Street St Kilda VIC 3182	\$296,000	25-Sep-19
103/3 Clara Street South Yarra VIC 3141	\$312,500	12-Aug-19

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: 07 January 2020


606/15 Clifton Street Prahran VIC 3181
 1  1  -

Sold Price

\$300,000

Sold Date

13-Sep-19

Distance

1.34km

310/135 Inkerman Street St Kilda VIC 3182
 1  1  -

Sold Price

\$296,000

Sold Date

25-Sep-19

Distance

1.6km

103/3 Clara Street South Yarra VIC 3141
 1  1  -

Sold Price

\$312,500

Sold Date

12-Aug-19

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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