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<br>Including suburb and postcode | 305/83 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 | $369,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $583,250 | Property type | Unit | Suburb | Melbourne |
| Period-from | 01 Dec 2019 | to | 30 Nov 2020 | 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 |
|---|---|---|
| 215/70 Queens Road Melbourne VIC 3004 | $405,000 | 08-Nov-20 |
| 317/9 Commercial Road Melbourne VIC 3004 | $410,000 | 10-Oct-20 |
| 604/505-507 St Kilda Road Melbourne VIC 3004 | $410,000 | 25-Jun-20 |

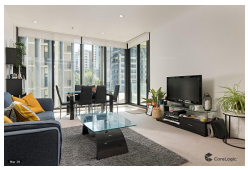
OR

**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: 22 December 2020

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NEXTRE

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**215/70 Queens Road Melbourne VIC 3004**

1 1 1

Sold Price RS **$405,000** Sold Date **08-Nov-20**

Distance **0.37km**

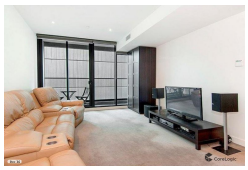


**317/9 Commercial Road Melbourne VIC 3004**

1 1 1

Sold Price **$410,000** Sold Date **10-Oct-20**

Distance **0.98km**



**604/505-507 St Kilda Road Melbourne VIC 3004**

1 1 1

Sold Price Sold Date **25-Jun-20**

Distance **1.19km**

**RS** = Recent sale **UN** = Undisclosed Sale

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