

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

508/23-25 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

181/416A St Kilda Road Melbourne VIC 3004	\$705,000	14-Apr-21
9/59 Queens Road Melbourne VIC 3004	\$729,000	26-Jul-21
1001/582 St Kilda Road Melbourne VIC 3004	\$710,000	27-May-21

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: 14 October 2021

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181/416A St Kilda Road Melbourne VIC 3004

2 1 1

Sold Price

\$705,000

Sold Date

14-Apr-21

Distance

0.65km



9/59 Queens Road Melbourne VIC 3004

2 1 1

Sold Price

\$729,000

Sold Date

26-Jul-21

Distance

0.86km



1001/582 St Kilda Road Melbourne VIC 3004

2 2 1

Sold Price

\$710,000

Sold Date

27-May-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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