

## 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

908/12 QUEENS ROAD MELBOURNE VIC 3004

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

1211/450 ST KILDA ROAD MELBOURNE VIC 3004	\$440,000	04-Apr-23
210/74-76 EASTERN ROAD SOUTH MELBOURNE VIC 3205	\$400,500	04-Jun-23
905/35 ALBERT ROAD MELBOURNE VIC 3004	\$421,000	30-May-23

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: 08 August 2023

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**1211/450 ST KILDA ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price **\$440,000** Sold Date **04-Apr-23**

Distance **0.09km**



**210/74-76 EASTERN ROAD SOUTH  
MELBOURNE VIC 3205**

1 1 -

Sold Price **\$400,500** Sold Date **04-Jun-23**

Distance **0.73km**



**905/35 ALBERT ROAD  
MELBOURNE VIC 3004**

1 1 1

Sold Price <sup>RS</sup> **\$421,000** <sup>UN</sup> Sold Date **30-May-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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