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	710/12 Queens Road, Melbourne VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$* 578,000.00	~~or range between~~	~~$*~~	~~&~~	~~$~~

Median sale price

Median price	$ 600,000.00	Property type	Unit	Suburb	Melbourne VIC 3004
Period - From	2020 Q1	to	2020 Q4	Source	REIV

Comparable property sales

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	54/632 St Kilda Road, Melbourne	$ 635,000.00	03/12/2020
2	126/416A St Kilda Road, Melbourne	$ 610,000.00	27/10/2020
3	522/555 St Kilda Road, Melbourne	$ 690,000.00	17/08/2020

~~**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.~~

This Statement of Information was prepared on: 18/01/2021