

## 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

4/80 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

\$400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2020

to

31 Mar 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

808/74 Queens Road Melbourne VIC 3004	\$415,000	10-Nov-20
1410/610 St Kilda Road Melbourne VIC 3004	\$415,000	17-Dec-20
215/70 Queens Road Melbourne VIC 3004	\$405,000	09-Nov-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: 30 April 2021



**808/74 Queens Road Melbourne  
VIC 3004**

 1  1  1

Sold Price

**\$415,000**

Sold Date **10-Nov-20**

Distance **0.12km**



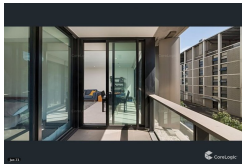
**1410/610 St Kilda Road Melbourne  
VIC 3004**

 1  1  1

Sold Price

Sold Date **17-Dec-20**

Distance **0.16km**



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

 1  1  1

Sold Price

**\$405,000**

Sold Date **09-Nov-20**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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