

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 5/58 Queens Road, Melbourne Vic 3000

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$527,500

Property Type Unit

Suburb Melbourne

Period - From 01/04/2020

to 31/03/2021

Source REIV

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 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	9/32 Marne St SOUTH YARRA 3141	\$845,000	14/11/2020
2	3/80 Kerferd Rd ALBERT PARK 3206	\$835,000	24/04/2021
3	10/60 Queens Rd MELBOURNE 3004	\$815,000	01/03/2021

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:

03/05/2021 15:57



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$795,000

Median Unit Price
Year ending March 2021: \$527,500

Comparable Properties



9/32 Marne St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$845,000
Method: Auction Sale
Date: 14/11/2020
Property Type: Apartment



3/80 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$835,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Apartment



10/60 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$815,000
Method: Private Sale
Date: 01/03/2021
Property Type: Apartment