

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 8/80 Queens Road, Melbourne Vic 3004

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$455,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2019 to 30/06/2019 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	3/23 The Avenue WINDSOR 3181	\$350,000	03/07/2019
2	7/33 Charnwood Rd ST KILDA 3182	\$338,000	30/04/2019
3	8/10 Mitford St ST KILDA 3182	\$337,500	15/05/2019

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: 18/09/2019 11:11



1 -

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
June quarter 2019: \$455,000

Comparable Properties



3/23 The Avenue WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$350,000
Method: Sold Before Auction
Date: 03/07/2019
Property Type: Apartment



7/33 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$338,000
Method: Private Sale
Date: 30/04/2019
Property Type: Apartment



8/10 Mitford St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$337,500
Method: Sold Before Auction
Date: 15/05/2019
Property Type: Apartment