Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	9/30 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Single price \$450,000

Median sale price

Median price	\$555,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/10/2020	to	31/12/2020		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

1	24/33 Queens Rd MELBOURNE 3004	\$490,000	31/10/2020
2	7/81 Alexandra Av SOUTH YARRA 3141	\$450,000	18/02/2021
3	5/877 Punt Rd SOUTH YARRA 3141	\$445,000	05/03/2021

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:	16/03/2021 10:46



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$450,000 Median Unit Price December quarter 2020: \$555,000

Comparable Properties



24/33 Queens Rd MELBOURNE 3004 (REI)

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Price: \$490,000 Method: Private Sale Date: 31/10/2020

Property Type: Apartment

Agent Comments



7/81 Alexandra Av SOUTH YARRA 3141 (REI)

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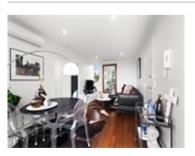


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Price: \$450,000 Method: Sold Before Auction

Date: 18/02/2021

Property Type: Apartment



5/877 Punt Rd SOUTH YARRA 3141 (REI)

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Price: \$445,000

Method: Sold Before Auction

Date: 05/03/2021

Property Type: Apartment

Agent Comments

Agent Comments

Account - Cayzer | P: 03 9646 0812



