

# 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 719/55 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)

Range between \$455,000 & \$480,000

### Median sale price

Median price \$509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	703/83 Queens Rd MELBOURNE 3004	\$470,000	16/11/2024
2	106/505 St Kilda Rd MELBOURNE 3004	\$480,000	26/10/2024
3	1508/605 St Kilda Rd MELBOURNE 3004	\$475,000	06/09/2024

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: 10/12/2024 16:19



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$455,000 - \$480,000

**Median Unit Price**

September quarter 2024: \$509,000

## Comparable Properties



**703/83 Queens Rd MELBOURNE 3004 (REI)**

Agent Comments

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**Price:** \$470,000

**Method:** Private Sale

**Date:** 16/11/2024

**Property Type:** Apartment



**106/505 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments

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**Price:** \$480,000

**Method:** Private Sale

**Date:** 26/10/2024

**Rooms:** 2

**Property Type:** Apartment



**1508/605 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments

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 1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** Apartment

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822



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