



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, 3004

Indicative selling price

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

Single price or range between \$455,000.00 & \$480,000.00

Median sale price

Median price \$490,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2024 to Mar 2024 Source REIV

Comparable property sales

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 |
|-------------------------------------|--------------|--------------|
| 165/416a St Kilda Rd MELBOURNE 3004 | \$469,000.00 | 14/02/2024 |
| 14/352 Canterbury Rd ST KILDA 3182 | \$460,000.00 | 22/03/2024 |
| 1/26 Burnett St ST KILDA 3182 | \$455,000.00 | 6/04/2024 |

This Statement of Information was prepared on: Thursday 02nd May 2024