

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address 114/74 QUEENS ROAD, MELBOURNE VIC 3004

Indicative selling price

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

Single Price: \$520,000

Median sale price

Median price \$629,000 Property type Unit Suburb MELBOURNE VIC 3004

Period - From 04/02/2020 to 04/02/2021 Source www.realestate.com.au

Comparable property sales

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. 402/83 Queens Road, Melbourne Vic 3004	\$530,000	01/12/2020
2. 726/555 St. Kilda Road, Melbourne Vic 3004	\$530,000	08/12/2020
3. 706/1 Roy Street, Melbourne Vic 3004	\$552,000	20/01/2021

This Statement of Information was prepared on: 01/03/2021