

## 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	506/74 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)

Single price

#### Median sale price

Median price	<input type="text" value="\$499,000"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Melbourne"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	515/70 Queens Rd MELBOURNE 3004	\$425,000	08/09/2017
2	909/55 Queens Rd MELBOURNE 3004	\$410,000	28/09/2017
3	1004/70 Queens Rd MELBOURNE 3004	\$380,000	16/08/2017

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.



 1    1    1

**Rooms:**  
**Property Type:** Apartment (res)  
**Land Size:** 0 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$385,000  
**Median Unit Price**  
June quarter 2017: \$499,000

## Comparable Properties



515/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 1    1    1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 08/09/2017  
**Rooms:** -  
**Property Type:** Apartment



909/55 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 1    1    1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 28/09/2017  
**Rooms:** 3  
**Property Type:** Apartment



1004/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 1    1    1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 16/08/2017  
**Rooms:** -  
**Property Type:** Apartment