

# 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 9/30 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 \$450,000

### Median sale price

Median price \$555,000

Property 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	Price	Date of sale
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



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**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)**

**Agent Comments**

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**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 31/10/2020  
**Property Type:** Apartment



**7/81 Alexandra Av SOUTH YARRA 3141 (REI)**

**Agent Comments**

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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)**

**Agent Comments**

1 1 1

**Price:** \$445,000  
**Method:** Sold Before Auction  
**Date:** 05/03/2021  
**Property Type:** Apartment