

## 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 1210/77 Queens Road, Melbourne Vic 3000

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$710,000 &amp; \$781,000

**Median sale price\***Median price  House  Unit  Suburb MelbournePeriod - From  to  Source **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	102/12 Queens Rd MELBOURNE 3004	\$761,000	25/01/2018
2	1010/77 Queens Rd MELBOURNE 3004	\$760,000	30/10/2017
3	911/77 Queens Rd MELBOURNE 3004	\$722,000	21/11/2017

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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$710,000 - \$781,000  
**No median price available**

## Comparable Properties

**102/12 Queens Rd MELBOURNE 3004 (VG)**

Agent Comments



**Price:** \$761,000  
**Method:** Sale  
**Date:** 25/01/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**1010/77 Queens Rd MELBOURNE 3004 (VG)**

Agent Comments



**Price:** \$760,000  
**Method:** Sale  
**Date:** 30/10/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**911/77 Queens Rd MELBOURNE 3004 (VG)**

Agent Comments



**Price:** \$722,000  
**Method:** Sale  
**Date:** 21/11/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat