





Rooms: 6 Property Type: Office Land Size: 110 sqm Agent Comments Ground floor office Janssen Xiang 0411 659 290 0411 659 290 janssen.xiang@vicprop.com.au

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price March quarter 2017: \$532,500

Very limited comparable offices sold in the area over 100sqm in the past 6months Vast majority of records are warehouses/factories

### **Comparable Properties**



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.

Account - Vic Prop



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



#### 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	t13/1 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	

#### Indicative selling price

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

Range betweer	n \$1,000,000			&	\$1,100,000				
Median sale price									
Median price	\$532,500		Unit	Х	Su	burb	Melbourne		
Period - From	01/01/2017		31/03/2017		Source	Irce REIV			

#### **Comparable property sales**

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.

Account - Vic Prop

## REIV Spropertydata

#### Generated: 22/05/2017 01:07

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.