

Janssen Xiang

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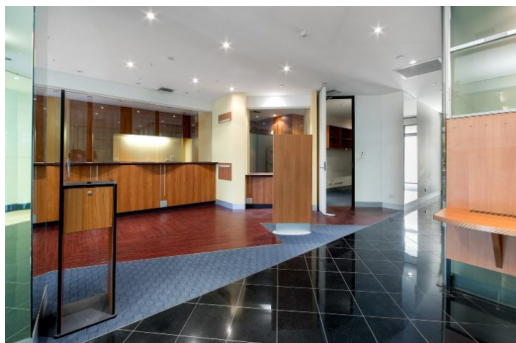
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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

March quarter 2017: \$532,500



Rooms: 6

Property Type: Office

Land Size: 110 sqm

Agent Comments

Ground floor office

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

Comparable Properties

**Grd floor/396 Clarendon St SOUTH
MELBOURNE 3205 (REI)**

Agent Comments



Price:

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: Office/Retail

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

t13/1 Queens Road, Melbourne Vic 3004

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$532,500

Unit X

Suburb Melbourne

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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