## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 813/77 Queens Road, Melbourne Vic 3004

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |      |           |      |        |           |  |
|--|------------|-----|-------------|------|-----------|------|--------|-----------|--|
| Range betweer  | \$620,000  |     | &           |      | \$680,000 |      |        |           |  |
| Median sale p  | rice       |     |             |      |           |      |        |           |  |
| Median price   | \$560,000  | Pro | operty Type | Unit |           |      | Suburb | Melbourne |  |
| Period - From  | 05/08/2023 | to  | 04/08/2024  |      | So        | urce | 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.

| Add | dress of comparable property       | Price     | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1   | 504/5 Greeves St ST KILDA 3182     | \$675,500 | 13/07/2024   |
| 2   | 401/25-29 Alma Rd ST KILDA 3182    | \$630,000 | 10/07/2024   |
| 3   | 129/539 St Kilda Rd MELBOURNE 3004 | \$640,000 | 09/07/2024   |

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:

05/08/2024 15:20



813/77 Queens Road, Melbourne Vic 3004



Peter Liu 0451367278 peter.liu@raywhite.com





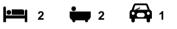
Property Type: Apartment Agent Comments

**Indicative Selling Price** \$620,000 - \$680,000 **Median Unit Price** 05/08/2023 - 04/08/2024: \$560,000

# **Comparable Properties**



504/5 Greeves St ST KILDA 3182 (REI)



Price: \$675,500



Method: Auction Sale Date: 13/07/2024 Property Type: Apartment

401/25-29 Alma Rd ST KILDA 3182 (REI)



Price: \$630,000 Method: Private Sale Date: 10/07/2024 Property Type: Apartment

129/539 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

**à** 1



Price: \$640.000 Method: Private Sale Date: 09/07/2024 Property Type: Apartment

#### Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



propertydata

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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.

Agent Comments

Agent Comments