



Statement of Information

Sections 47AF of the Estate Agents Act 1980

403/12 Queens Road, MELBOURNE 3004

Unit



2 beds



2 baths



1 parking

Indicative selling price

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

Single price \$848,000

Median sale price

Median Unit for MELBOURNE for period Jan 2018 - Mar 2018

Sourced from **Pricefinder**.

\$622,500

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

601/480 St Kilda Road,
Melbourne 3004

Price **\$850,000** Sold 03 May
2018

715/555 St Kilda Road,
Melbourne 3004

Price **\$845,000** Sold 10
April 2018

411/576 St Kilda Road,
Melbourne 3004

Price **\$880,000** Sold 14
March 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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