



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 911/74 Queens Road, MELBOURNE 3004

House



1 beds



1 baths



1 parking

### Indicative selling price

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

## Range \$390,000 - \$420,000

### Median sale price

Median **House** for **MELBOURNE** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$489,000

### 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.

**1211/568 St Kilda Road,**  
Melbourne 3004

Price **\$390,000** Sold 28  
March 2018

**904/70 Queens Road,**  
Melbourne 3004

Price **\$405,000** Sold 06  
March 2018

**15/30 Queens Road,**  
Melbourne 3004

Price **\$390,000** Sold 10  
November 2017

### 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.

### Ray White Caroline Springs

Shop 8/234 Caroline Springs Blvd,  
Caroline Springs VIC 3023

### Contact agents



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**RayWhite.**