

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
Including suburb and
postcode

40/32 QUEENS ROAD MELBOURNE VIC 3004

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,800

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

23-25 QUEENS ROAD MELBOURNE VIC 3004	\$667,500	06-Jul-23
4/27 AVOCA STREET SOUTH YARRA VIC 3141	\$650,000	29-Sep-23
7/30 MONA PLACE SOUTH YARRA VIC 3141	\$630,000	18-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 15 December 2023



23-25 QUEENS ROAD MELBOURNE VIC 3004 Sold Price ^{RS} **\$667,500** ^{UN} Sold Date **06-Jul-23**

 2  1  1

Distance **0.25km**



4/27 AVOCA STREET SOUTH YARRA VIC 3141 Sold Price ^{RS} **\$650,000** Sold Date **29-Sep-23**

 2  1  1

Distance **1.35km**



7/30 MONA PLACE SOUTH YARRA VIC 3141 Sold Price **\$630,000** Sold Date **18-Aug-23**

 2  1  1

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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