

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

1604/318 QUEEN STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

5709/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$831,000	18-Mar-23
4713/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$821,250	06-Mar-23
4404/27 THERRY STREET MELBOURNE VIC 3000	\$780,000	28-Mar-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: 07 August 2023

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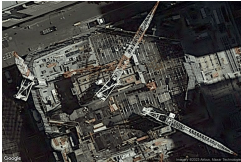


5709/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$831,000** Sold Date **18-Mar-23**

Distance **0.16km**



4713/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$821,250** Sold Date **06-Mar-23**

Distance **0.69km**



4404/27 TERRY STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$780,000** Sold Date **28-Mar-23**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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