

## Statement of Information

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

#### Property offered for sale

Address: 515/70 Queens Road Melbourne

#### Indicative selling price

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

Range between: \$415,000 & \$450,000

#### Median sale price

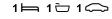
Median price: \$499,000 Unit Suburb: Melbourne Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



28/62 Wellington St ST KILDA Sold by Private Sale \$443,000 Date Sold Jul 2017



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### 112/70 Queens Rd MELBOURNE

Complimented by stunning, premier St Kilda Road location adjacent parks, cafes, restaurants and transport. This Unusually

Sold by Private Sale \$412,000 Date Sold Jul 2017



# 201/120 High St WINDSOR

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Located only steps from Chapel Street, Prahran train station and Swinburne University, this spacious one bedroom apartment

Sold by Private Sale \$425,500 Date Sold Jul 2017