

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

1005/1 Roy Street, Melbourne Vic 3004

Indicative selling price

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

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$499,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2017

to

30/06/2017

Source

REIV

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 six 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
1	614/70 Queens Rd MELBOURNE 3004	\$650,000	26/06/2017
2	814/70 Queens Rd MELBOURNE 3004	\$630,000	18/05/2017
3	606/82 Queens Rd MELBOURNE 3004	\$570,000	08/08/2017

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 six months.~~



 2  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$580,000 - \$620,000
Median Unit Price
 June quarter 2017: \$499,000

Comparable Properties



614/70 Queens Rd MELBOURNE 3004 (REI)

 2  2  1

Price: \$650,000
Method: Private Sale
Date: 26/06/2017
Rooms: 4
Property Type: Apartment

Agent Comments

Comparable apartment on 6th floor with 2nd bathroom



814/70 Queens Rd MELBOURNE 3004 (REI/VG)

 2  2  1

Price: \$630,000
Method: Private Sale
Date: 18/05/2017
Rooms: 4
Property Type: Apartment

Agent Comments

Comparable apartment on 8th floor with 2nd bathroom



606/82 Queens Rd MELBOURNE 3004 (REI)

 2  1  1

Price: \$570,000
Method: Sold Before Auction
Date: 08/08/2017
Rooms: -
Property Type: Apartment

Agent Comments

Comparable apartment