

Juanita Kelly 03 9519 8333 0419 589 724 jkelly@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1010/83 Queens Road, Melbourne Vic 3004
Including suburb and	
postcode	

Indicative selling price

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

Single price \$429,000

Median sale price

Median price	\$499,000	Hou	se	Unit	х	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.

Ad	dress of comparable property	Price	Date of sale
1	1103/83 Queens Rd MELBOURNE 3004	\$445,000	13/06/2017
2	309/270 High St WINDSOR 3181	\$400,000	26/06/2017
3	1608/83 Queens Rd MELBOURNE 3004	\$400,000	30/06/2017

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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300





Generated: 07/08/2017 16:44



Juanita Kelly 03 9519 8333 0419 589 724 jkelly@woodards.com.au

Indicative Selling Price Median Unit Price

\$429,000

June quarter 2017: \$499,000



Rooms:

Property Type: Apartment Land Size: 65 sqm approx **Agent Comments**

Comparable Properties



1103/83 Queens Rd MELBOURNE 3004 (REI)

1

Price: \$445,000 Method: Private Sale Date: 13/06/2017

Rooms: 2

Property Type: Apartment

309/270 High St WINDSOR 3181 (REI)

Price: \$400.000 Method: Private Sale Date: 26/06/2017

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



1608/83 Queens Rd MELBOURNE 3004 (REI)

-

Price: \$400,000 Method: Private Sale Date: 30/06/2017

Rooms: 3

Property Type: Apartment



Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300

Generated: 07/08/2017 16:44



