

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 20 Queens Rd, Melbourne Vic 3004 – (VICTORIANA)

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 0 Carpark – GROUP A	\$*	Or range between	\$*565,000	&	\$585,000
1 Bed, 1 Bath, 0 Carpark – GROUP B	\$*624,600		\$*	&	\$
1 Bed, 1 Bath, 1 Carpark – GROUP C	\$*	Or range between	\$*610,000	&	\$625,000
2 Bed, 2 Bath, 1 Carpark – GROUP D	\$*	Or range between	\$*700,000	&	\$770,000
2 Bed, 2 Bath, 1 Carpark – GROUP E	\$*	Or range between	\$*775,000	&	\$850,000
2 Bed, 2 Bath, 1 Carpark – GROUP F	\$*	Or range between	\$*855,000	&	\$940,000
2 Bed, 2 Bath, 1 Carpark – GROUP G	\$*	Or range between	\$*947,000	&	\$1,040,000
2 Bed, 2 Bath, 1 Carpark – GROUP H	\$*	Or range between	\$*1,045,000	&	\$1,131,000
2 Bed, 2 Bath, 1 Carpark – GROUP I	\$*	Or range between	\$*1,155,000	&	\$1,270,000
2 Bed, 2 Bath, 1 Carpark – GROUP J	\$*	Or range between	\$*1,279,000	&	\$1,405,000
2 Bed, 2 Bath, 1 Carpark – GROUP K	\$*	Or range between	\$*1,420,000	&	\$1,523,000
2 Bed, 2 Bath, 1 Carpark – GROUP L	\$*	Or range between	\$*1,586,000	&	\$1,595,000
2 Bed, 2 Bath, 1 Carpark – GROUP M	\$*1,830,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP N	\$*	Or range between	\$*1,417,160	&	\$1,555,000
3 Bed, 2 Bath, 2 Carpark – GROUP O	\$*	Or range between	\$*1,610,000	&	\$1,737,000
3 Bed, 2 Bath, 2 Carpark – GROUP P	\$*	Or range between	\$*1,775,000	&	\$1,840,000
3 Bed, 2 Bath, 2 Carpark – GROUP Q	\$*	Or range between	\$*1,990,000	&	\$2,183,000
3 Bed, 2 Bath, 2 Carpark – GROUP R	\$*	Or range between	\$*2,221,000	&	\$2,435,000
3 Bed, 2 Bath, 2 Carpark – GROUP S	\$*	Or range between	\$*2,571,000	&	\$2,774,000
3 Bed, 3 Bath, 2 Carpark – GROUP T	\$*1,350,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 2 Carpark – GROUP U	\$*	Or range between	\$*1,710,000	&	\$1,750,000
3 Bed, 3 Bath, 2 Carpark – GROUP V	\$*	Or range between	\$*2,480,000	&	\$2,705,000

3 Bed, 3 Bath, 2 Carpark – GROUP W	\$*	Or range between	\$*3,627,000	&	\$3,883,000
3 Bed, 3 Bath, 2 Carpark – GROUP X	\$*	Or range between	\$*4,070,000	&	\$4,375,000
3 Bed, 3 Bath, 2 Carpark – GROUP Y	\$*9,440,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 3 Carpark – GROUP Z	\$*3,668,000	Or range between	\$*	&	\$
4 Bed, 3 Bath, 2 Carpark – GROUP AB	\$*3,279,000	Or range between	\$*	&	\$
4 Bed, 3 Bath, 3 Carpark – GROUP AC	\$*4,075,000	Or range between	\$*	&	\$
4 Bed, 3 Bath, 6 Carpark – GROUP AD	\$*14,765,400	Or range between	\$*	&	\$
4 Bed, 4 Bath, 2 Carpark – GROUP AE	\$*5,995,000	Or range between	\$*	&	\$
4 Bed, 4 Bath, 3 Carpark – GROUP AF	\$*	Or range between	\$*3,820,000	&	\$4,200,000
4 Bed, 4 Bath, 3 Carpark – GROUP AG	\$*5,600,000	Or range between	\$*	&	\$
4 Bed, 4 Bath, 3 Carpark – GROUP AH	\$*	Or range between	\$*6,245,000	&	\$6,783,000
4 Bed, 4 Bath, 3 Carpark – GROUP AI	\$*6,967,500	Or range between	\$*	&	\$
4 Bed, 5 Bath, 3 Carpark – GROUP AJ	\$*6,425,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb Apartment median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

GROUP D	1. 712/470 St Kilda Rd, MELBOURNE 3004 VIC	\$ 710,000	27/01/2018
	2. 1808/38 Albert Rd SOUTH MELBOURNE 3205 VIC	\$ 705,000	21/11/2017
	3. 10b Stables La SOUTH YARRA 3141 VIC	\$ 700,000	28/10/2016

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

GROUP E	1. 304/1 Roy St MELBOURNE 3004 VIC	\$ 785,000	17/03/2018
	2. 505/6 Murphy St SOUTH YARRA 3141 VIC	\$ 775,000	14/02/2018
	3. 307/19 Queens Rd MELBOURNE 3004 VIC	\$ 844,000	18/01/2017

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

GROUP F	1. 411/576-578 St Kilda Rd MELBOURNE 3004 VIC	\$ 880,000	14/03/2018
	2. 404/19 Queens Rd MELBOURNE 3004 VIC	\$ 883,000	10/03/2018
	3. 404/576 St Kilda Rd MELBOURNE 3004 VIC	\$ 935,000	02/01/2017

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP G	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP H	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP I	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP J	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP K	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP L	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP M	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP N	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP O	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP P	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP Q	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP R	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP S	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP T	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP U	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP V	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP W	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP X	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP Y	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP Z	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AB	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AC	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AD	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AE	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AF	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AG	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AH	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AI	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP AJ	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.