

Paul Torok

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UNIT Offered for Sale

7/32 Queens Road Melbourne VIC 3004

 2  1  1

Indicative Selling Price

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

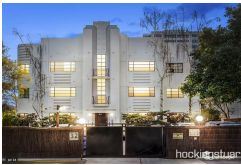







Single Price \$545,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 2 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.

	32/32 Queens Road Melbourne VIC 3004	Sold Price	\$585,000	Sold Date	06-Aug-18
	 2  1  1			Distance	-
	8/32 Queens Road Melbourne VIC 3004	Sold Price	\$545,000	Sold Date	18-Jul-18
	 2  1  1			Distance	-

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**3/14-20 Tivoli Place South Yarra
VIC 3141**

 2  1  1

Sold Price

\$580,000

Sold Date

21-Jul-18

Distance

1.24km

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