

UNIT Offered for Sale

301/26 Queens Road Melbourne VIC 3004

3 2 2

Indicative Selling Price

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

Range between \$730,000 & \$800,000

Median Sale Price

\$585,000 Units in Melbourne between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

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.

	421/555-563 St Kilda Road Melbourne VIC 3004	Sold Price	\$790,000	Sold Date	12-Mar-19
	2 2 2			Distance	0.75km
	801/83 Queens Road Melbourne VIC 3004	Sold Price	\$769,000^{UN}	Sold Date	13-Nov-18
	2 2 2			Distance	1.45km
	11/47 Porter Street Prahran VIC 3181	Sold Price	\$720,000	Sold Date	03-Apr-19
	2 2 2			Distance	1.46km

RS = Recent sale

UN = Undisclosed Sale

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