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

19 Moton Place, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$2,100,000		& \$2,2		\$2,200,000				
Median sale price									
Median price	\$1,475,000	House	х	Unit		Suburb	Carlton		
Period - From	01/07/2017	to 30,	/06/2018	s	ource RE	V			

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.

Ado	dress of comparable property	Price	Date of sale
1	426 Lygon St CARLTON 3053	\$2,400,000	23/06/2018
2	22 Little Barkly St CARLTON 3053	\$2,080,000	22/09/2018
3	55 Charles St FITZROY 3065	\$1,930,000	22/07/2018

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 - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: House Agent Comments

Indicative Selling Price \$2,100,000 - \$2,200,000 Median House Price Year ending June 2018: \$1,475,000

Comparable Properties



426 Lygon St CARLTON 3053 (REI)





Price: \$2,400,000 Method: Auction Sale Date: 23/06/2018 Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

Price: \$2,080,000 Method: Auction Sale Date: 22/09/2018 Rooms: -Property Type: House (Res)

3



55 Charles St FITZROY 3065 (REI/VG)

22 Little Barkly St CARLTON 3053 (REI)



Agent Comments

Price: \$1,930,000 Method: Private Sale Date: 22/07/2018 Rooms: -Property Type: House

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

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