

## Statement of Information

### 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000

&

\$2,200,000

#### Median sale price

Median price \$1,475,000

House

X

Unit

Suburb Carlton

Period - From 01/07/2017

to

30/06/2018

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.

	Address 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.

19 Moton Place, Carlton Vic 3053



 3  3  1

**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)**

**Agent Comments**

 4  3  3

**Price:** \$2,400,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** House (Res)



**22 Little Barkly St CARLTON 3053 (REI)**

**Agent Comments**

 3  2  2

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



**55 Charles St FITZROY 3065 (REI/VG)**

**Agent Comments**

 2  2  1

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