

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

105/2-9 Finlay Place, Carlton Vic 3053

Indicative selling price

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

Single price

\$255,000

Median sale price

Median price

\$425,000

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2020

to

30/06/2020

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	1208/408 Lonsdale St MELBOURNE 3000	\$250,000	06/03/2020
2	702/243-263 Franklin St MELBOURNE 3000	\$243,000	14/05/2020
3	38/131 Lonsdale St MELBOURNE 3000	\$240,000	06/06/2020

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.~~

This Statement of Information was prepared on:

03/08/2020 19:28



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$255,000
Median Unit Price
June quarter 2020: \$425,000

Comparable Properties



1208/408 Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$250,000
Method: Sold Before Auction
Date: 06/03/2020
Rooms: 2
Property Type: Apartment



702/243-263 Franklin St MELBOURNE 3000 (REI/VG) **Agent Comments**



Price: \$243,000
Method: Private Sale
Date: 14/05/2020
Property Type: Apartment
Land Size: 29 sqm approx



38/131 Lonsdale St MELBOURNE 3000 (VG) **Agent Comments**



Price: \$240,000
Method: Sale
Date: 06/06/2020
Property Type: Flat/Unit/Apartment (Res)