



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 502/145 Queensberry Street, Carlton, 3053

Indicative selling price

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

Single price or range between \$299,000.00 & \$328,000.00

Median sale price

Median price \$560,000.00 Property type Unit/Apartment Suburb CARLTON

Period - From Jul 2021 to Jun 2022 Source REIV

Comparable property sales

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
1307/6 Leicester St CARLTON 3053	\$320,000.00	18/05/2022
303/518 Swanston St CARLTON 3053	\$320,000.00	27/05/2022
714/17 Singers La MELBOURNE 3000	\$320,000.00	27/04/2022

This Statement of Information was prepared on: Friday 05th August 2022