# 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

19/100 Queensberry Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$520,000	&	\$540,000				
Median sale price							
Median price	\$495,000 H	ouse Un	it X	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.

Ado	Iress of comparable property	Price	Date of sale
1	3/61 Little Oxford St COLLINGWOOD 3066	\$550,000	10/04/2018
2	302/94 Canning St CARLTON 3053	\$535,000	27/04/2018
3	301/20 Reeves St CARLTON 3053	\$510,000	26/05/2018

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.







Rooms: Property Type: Apartment Agent Comments

**Indicative Selling Price** \$520,000 - \$540,000 **Median Unit Price** Year ending June 2018: \$495,000

# **Comparable Properties**



3/61 Little Oxford St COLLINGWOOD 3066 Agent Comments (VG)



1

Price: \$550,000 Method: Sale Date: 10/04/2018 Rooms: -Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



302/94 Canning St CARLTON 3053 (REI/VG) **6** 1

Agent Comments



Price: \$535.000 Method: Private Sale Date: 27/04/2018 Rooms: 3 Property Type: House

2

301/20 Reeves St CARLTON 3053 (VG)

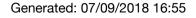
Agent Comments



Price: \$510,000 Method: Sale Date: 26/05/2018 Rooms: -Property Type: House (Res)

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