

## 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

19/100 Queensberry Street, 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

\$520,000

&

\$540,000

#### Median sale price

Median price

\$495,000

House

Unit

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.

|   | Address 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.

19/100 Queensberry Street, Carlton Vic 3053



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**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 (VG)**

**Agent Comments**

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**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)**

**Agent Comments**

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**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 27/04/2018  
**Rooms:** 3  
**Property Type:** House



**301/20 Reeves St CARLTON 3053 (VG)**

**Agent Comments**

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