

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

3/289 Nicholson Street, Carlton Vic 3053

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$500,000

House

Unit

X

Suburb Carlton

Period - From 01/04/2017

to

31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

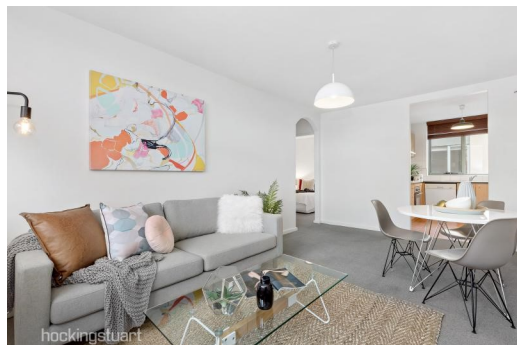
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	402/495 Rathdowne St CARLTON 3053	\$524,750	10/11/2017
2	16/212 The Avenue PARKVILLE 3052	\$515,000	14/12/2017
3	201/38-40 Yarra St ABBOTSFORD 3067	\$496,000	06/02/2018

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.

3/289 Nicholson Street, Carlton Vic 3053



2 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
Year ending March 2018: \$500,000

Comparable Properties

402/495 Rathdowne St CARLTON 3053 (VG)

Agent Comments

2 - -

Price: \$524,750
Method: Sale
Date: 10/11/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



16/212 The Avenue PARKVILLE 3052 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 14/12/2017
Rooms: 3
Property Type: Apartment



201/38-40 Yarra St ABBOTSFORD 3067 (VG)

Agent Comments

2 - -

Price: \$496,000
Method: Sale
Date: 06/02/2018
Rooms: -
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit