

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

1402/145 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single Price

\$1,100,000

Median sale price

Median price

\$425,000

House

Unit

X

Suburb

Carlton

Period - From

01/01/2017

to

31/12/2017

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	2901/27 Little Collins St MELBOURNE 3000	\$1,250,000	28/11/2017
2	210/264 Drummond St CARLTON 3053	\$1,240,000	28/10/2017
3	6/115 Oxford St COLLINGWOOD 3066	\$1,050,000	02/09/2017

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.

1402/145 Queensberry Street, Carlton Vic 3053



 2  2  2

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending December 2017: \$425,000

Comparable Properties



**2901/27 Little Collins St MELBOURNE 3000
(REI/VG)**

Agent Comments

 2  2  1

Price: \$1,250,000

Method: Private Sale

Date: 28/11/2017

Rooms: 4

Property Type: Apartment



**210/264 Drummond St CARLTON 3053
(REI/VG)**

Agent Comments

 2  2  1

Price: \$1,240,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 5

Property Type: Apartment



6/115 Oxford St COLLINGWOOD 3066 (REI/VG) Agent Comments

 3
  2
  1

Price: \$1,050,000

Method: Private Sale

Date: 02/09/2017

Rooms: -

Property Type: Apartment

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Generated: 02/02/2018 16:10