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	e	Unit	х		Suburb	Carlton		
Period - From	01/01/2017	to 3	81/12/2017		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.

Ado	dress 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.

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

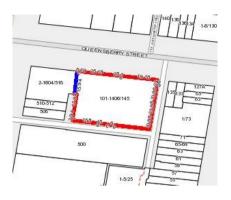
propertydata

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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.



1402/145 Queensberry Street, Carlton Vic 3053





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 Agent Comments (REI/VG)

6 1



210/264 Drummond St CARLTON 3053

2

Price: \$1,250,000 Method: Private Sale Date: 28/11/2017 Rooms: 4 Property Type: Apartment

(REI/VG)

2

Agent Comments



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



Price: \$1,050,000 Method: Private Sale Date: 02/09/2017 Rooms: -Property Type: Apartment

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REIV 🗧 propertydata

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