

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

146/1 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$542,000

Property Type Unit

Suburb Carlton

Period - From 01/07/2021

to 30/09/2021

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	1/33 Rathdowne St CARLTON 3053	\$1,450,000	22/05/2021
2	2/33 Rathdowne St CARLTON 3053	\$1,450,000	22/05/2021
3	52/283 Spring St MELBOURNE 3000	\$1,340,000	04/10/2021

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.~~

This Statement of Information was prepared on:

16/11/2021 15:44

146/1 Queensberry Street, Carlton Vic 3053



 3  2  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Unit Price

September quarter 2021: \$542,000

Comparable Properties



1/33 Rathdowne St CARLTON 3053 (VG)

Agent Comments

 3  -  -

Price: \$1,450,000

Method: Sale

Date: 22/05/2021

Property Type: Flat/Unit/Apartment (Res)



2/33 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 3  2  1

Price: \$1,450,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Apartment



52/283 Spring St MELBOURNE 3000 (VG)

Agent Comments

 3  -  -

Price: \$1,340,000

Method: Sale

Date: 04/10/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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