

## 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

121/1-15 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

### 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 6 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

112/1-15 Queensberry Street Carlton VIC 3053	\$1,255,000	28-Dec-20
94/1-15 Queensberry Street Carlton VIC 3053	\$1,240,000	18-Jul-20

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 6 months.

This Statement of Information was prepared on: 15 October 2021



**112/1-15 Queensberry Street Carlton VIC 3053** Sold Price **\$1,255,000** Sold Date **28-Dec-20**

 2  2  1

Distance -



**94/1-15 Queensberry Street Carlton VIC 3053** Sold Price **\$1,240,000** Sold Date **18-Jul-20**

 2  2  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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