

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

206/70 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$198,000

Median sale price

Median price

\$457,500

House

Unit

X

Suburb

Carlton

Period - From

01/10/2018

to

31/12/2018

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	901/570 Swanston St CARLTON 3053	\$280,000	04/10/2018
2	1008/131 Pelham St CARLTON 3053	\$191,000	08/08/2018
3	20/117-121 Bouverie St CARLTON 3053	\$185,000	09/10/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$198,000

Median Unit Price
 December quarter 2018: \$457,500

Comparable Properties



901/570 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 04/10/2018
Rooms: -
Property Type: Apartment



1008/131 Pelham St CARLTON 3053 (REI)

Agent Comments



Price: \$191,000
Method: Private Sale
Date: 08/08/2018
Rooms: -
Property Type: Apartment



20/117-121 Bouverie St CARLTON 3053 (REI)

Agent Comments



Price: \$185,000
Method: Private Sale
Date: 09/10/2018
Rooms: -
Property Type: Studio Apartment