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

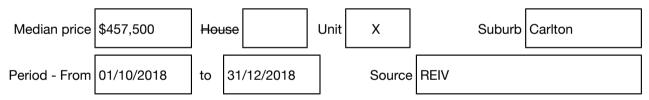
206/70 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price \$198,000

Median sale price



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.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata

Generated: 22/01/2019 09:11

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.



petermarkovic





Rooms: Property Type: Agent Comments Indicative Selling Price \$198,000 Median Unit Price December quarter 2018: \$457,500

Comparable Properties



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

1



1008/131 Pelham St CARLTON 3053 (REI)

901/570 Swanston St CARLTON 3053 (REI)

6 1

Agent Comments

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

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata

Generated: 22/01/2019 09:11

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.

