Statement of Information
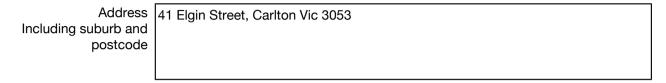
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	41 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Range between | $1,050,000 | & | $1,150,000

Median sale price

Median price	$1,310,000	House	X	~~Unit~~		Suburb	Carlton

Period - From	01/07/2018	to	30/06/2019	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	173 Fenwick St CARLTON NORTH 3054	$1,200,000	18/04/2019
2	437 Queensberry St NORTH MELBOURNE 3051	$1,109,000	25/05/2019
3	58 Faraday St CARLTON 3053	$1,070,000	22/06/2019

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.~~

REIV   propertydata.com.au

41 Elgin Street, Carlton Vic 3053

4 **2** **1**

Rooms:
Property Type: House
Land Size: 103 sqm approx

Agent Comments

Comparable Properties

173 Fenwick St CARLTON NORTH 3054 (VG)

3 **-** **-**

Price: $1,200,000
Method: Sale
Date: 18/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 164 sqm approx

Agent Comments

437 Queensberry St NORTH MELBOURNE 3051 (REI/VG)

3 **1** **1**

Price: $1,109,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 147 sqm approx

Agent Comments

58 Faraday St CARLTON 3053 (REI)

3 **1** **-**

Price: $1,070,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: House (Res)

Agent Comments