

## 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

109/145 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2020

to

30 Jun 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

604/518 Swanston Street Carlton VIC 3053	\$500,000	18-May-21
408/123 Pelham Street Carlton VIC 3053	\$440,000	09-Mar-21
1105/483 Swanston Street Melbourne VIC 3000	\$465,000	11-Feb-21

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: 21 July 2021



**604/518 Swanston Street Carlton VIC 3053**

Sold Price **\$500,000** Sold Date **18-May-21**

 2  1  -

Distance **0.04km**



**408/123 Pelham Street Carlton VIC 3053**

Sold Price **\$440,000** Sold Date **09-Mar-21**

 2  1  -

Distance **0.24km**



**1105/483 Swanston Street Melbourne VIC 3000**

Sold Price **\$465,000** Sold Date **11-Feb-21**

 2  1  -

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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