

## 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

1405/139 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)

Range between \$1,100,000

&

\$1,200,000

#### Median sale price

Median price \$1,584,000

House

X

Unit

Suburb Carlton

Period - From 01/07/2016

to 30/06/2017

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	2608/27 Little Collins St MELBOURNE 3000	\$1,250,000	08/02/2017
2	1003/123 Pelham St CARLTON 3053	\$1,135,000	13/06/2017
3	107/1 Queensberry St CARLTON 3053	\$1,060,000	18/03/2017

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.~~

1405/139 Queensberry Street, Carlton Vic 3053

Phillip Georgiou  
0417 410 434  
pgeorgiou@hockingstuart.com.au



2 2 2

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 117 sqm approx

**Agent Comments**

Located on level 14 it has a large floor plan that connects with a expansive balconies that blurs the lines between residential home and apartment living.

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending June 2017: \$1,584,000

## Comparable Properties



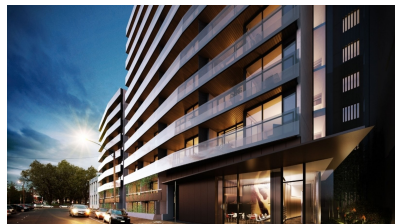
**2608/27 Little Collins St MELBOURNE 3000 (VG)**

2 - -

**Price:** \$1,250,000  
**Method:** Sale  
**Date:** 08/02/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**Agent Comments**

CBD Location, Same Size, Sub-Penthouse in the Sheraton Hotel Building



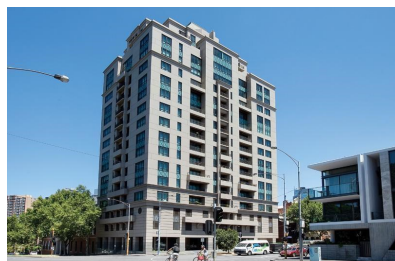
**1003/123 Pelham St CARLTON 3053 (REI)**

2 2 2

**Price:** \$1,135,000  
**Method:** Private Sale  
**Date:** 13/06/2017  
**Rooms:** -  
**Property Type:** Apartment

**Agent Comments**

Similar Size, Dual Level, Narrow Apartment



**107/1 Queensberry St CARLTON 3053 (REI/VG)**

2 2 1

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 4  
**Property Type:** Apartment

**Agent Comments**

Neat older style, Smaller sized apartment