

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

19/100 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$589,500 Property Type Unit Suburb Carlton

Period - From 01/10/2021 to 31/12/2021 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 | 3/159-169 Curzon St NORTH MELBOURNE 3051 | \$530,000 | 12/12/2021 |
| 2 | 3102/33 Mackenzie St MELBOURNE 3000 | \$520,000 | 13/12/2021 |
| 3 | 30/35 Lytton St CARLTON 3053 | \$510,000 | 21/01/2022 |

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.~~

This Statement of Information was prepared on:

10/02/2022 20:09

19/100 Queensberry Street, Carlton Vic 3053



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

December quarter 2021: \$589,500

Comparable Properties



3/159-169 Curzon St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 12/12/2021

Property Type: Apartment



3102/33 Mackenzie St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 13/12/2021

Property Type: Apartment



30/35 Lytton St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 21/01/2022

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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