

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

71 Princes Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,805,000

Property Type House

Suburb Carlton

Period - From 01/01/2022

to 31/03/2022

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	106 Charles St FITZROY 3065	\$1,350,000	04/06/2022
2	10 Brookes Cr FITZROY NORTH 3068	\$1,200,000	27/04/2022
3	33 Cobden St NORTH MELBOURNE 3051	\$1,150,000	29/03/2022

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:

17/06/2022 10:20



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

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

Median House Price

March quarter 2022: \$1,805,000

Comparable Properties



106 Charles St FITZROY 3065 (REI)

Agent Comments

3 1 -

Price: \$1,350,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House



10 Brookes Cr FITZROY NORTH 3068 (REI/VG) Agent Comments

3 1 2

Price: \$1,200,000

Method: Private Sale

Date: 27/04/2022

Property Type: House (Res)

Land Size: 151 sqm approx



33 Cobden St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

3 1 -

Price: \$1,150,000

Method: Private Sale

Date: 29/03/2022

Property Type: House

Land Size: 77 sqm approx

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000