

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 513/145 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price \$759,500

Median sale price

Median price \$495,000

House

Unit

X

Suburb Carlton

Period - From 01/07/2017

to

30/06/2018

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	5/13-29 University St CARLTON 3053	\$750,000	16/06/2018
2	2/1 St David St FITZROY 3065	\$730,000	12/05/2018
3	201/10 Stanley St COLLINGWOOD 3066	\$725,000	01/06/2018

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.

513/145 Queensberry Street, Carlton Vic 3053



 2  2  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$759,500

Median Unit Price
Year ending June 2018: \$495,000

Comparable Properties

5/13-29 University St CARLTON 3053 (REI)

Agent Comments

 2  1  1

Price: \$750,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Apartment



2/1 St David St FITZROY 3065 (REI)

Agent Comments

 2  1  1

Price: \$730,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Apartment



201/10 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

 2  2  1

Price: \$725,000
Method: Private Sale
Date: 01/06/2018
Rooms: -
Property Type: Apartment