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## 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	42/1 Queensberry Street, Carlton Vic 3053
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,200,000

#### Median sale price

Median price	\$425,000	Hou	se	Unit	Х	Suburb	Carlton
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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

Ad	dress of comparable property	Price	Date of sale
1	4907/7 Riverside Quay SOUTHBANK 3006	\$1,307,500	28/11/2017
2	15/322 Albert St EAST MELBOURNE 3002	\$1,250,000	08/11/2017
3	2901/27 Little Collins St MELBOURNE 3000	\$1,250,000	28/11/2017

#### OR

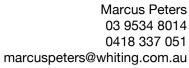
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**Indicative Selling Price** \$1,200,000 **Median Unit Price** Year ending December 2017: \$425,000





Rooms: Property Type: Unit **Agent Comments** 

# Comparable Properties



4907/7 Riverside Quay SOUTHBANK 3006

(REI)

**--** 2

Price: \$1,307,500 Method: Private Sale Date: 28/11/2017

Rooms: 3

Property Type: Apartment







Price: \$1,250,000 Method: Sale Date: 08/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

2901/27 Little Collins St MELBOURNE 3000 (REI/VG)

**-**2

Price: \$1,250,000 Method: Private Sale Date: 28/11/2017

Rooms: 4

Property Type: Apartment

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**Agent Comments** 

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