

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

42/1 Queensberry Street, Carlton Vic 3053

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

House

Unit

X

Suburb

Carlton

Period - From 01/01/2017

to

31/12/2017

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	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



 2  2  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4907/7 Riverside Quay SOUTHBANK 3006 (REI)

Agent Comments

 2  2  1

Price: \$1,307,500

Method: Private Sale

Date: 28/11/2017

Rooms: 3

Property Type: Apartment



15/322 Albert St EAST MELBOURNE 3002 (VG) Agent Comments

 2  -  -

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)

Agent Comments

 2  2  1

Price: \$1,250,000

Method: Private Sale

Date: 28/11/2017

Rooms: 4

Property Type: Apartment