

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

101/145 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Carlton

Period - From 01/07/2019 to 30/09/2019 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	910/145 Queensberry St CARLTON 3053	\$610,000	05/07/2019
2	35/422 Cardigan St CARLTON 3053	\$590,000	04/05/2019
3	605/123 Pelham St CARLTON 3053	\$545,500	19/06/2019

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:

31/10/2019 10:29



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

910/145 Queensberry St CARLTON 3053 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 05/07/2019

Property Type: Strata Unit/Flat



35/422 Cardigan St CARLTON 3053 (REI)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 04/05/2019

Property Type: Apartment



605/123 Pelham St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$545,500

Method: Private Sale

Date: 19/06/2019

Property Type: Apartment