

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

11 Magenta Place, Carlton Vic 3053

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,427,500

House

X

Unit

Suburb Carlton

Period - From 01/01/2018

to

31/12/2018

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	10/25-33 Rose St FITZROY 3065	\$1,350,000	27/10/2018
2	137 Chetwynd St NORTH MELBOURNE 3051	\$1,275,250	09/01/2019
3	16/22-26 Grattan St CARLTON 3053	\$1,255,000	17/11/2018

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.

11 Magenta Place, Carlton Vic 3053



3 3 2

Rooms:

Property Type: Strata Unit/Flat

Land Size: 1010 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2018: \$1,427,500

Comparable Properties



10/25-33 Rose St FITZROY 3065 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)



137 Chetwynd St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

3 3 1

Price: \$1,275,250

Method: Private Sale

Date: 09/01/2019

Rooms: -

Property Type: House

Land Size: 107 sqm approx



16/22-26 Grattan St CARLTON 3053 (REI/VG)

Agent Comments

3 2 1

Price: \$1,255,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Townhouse (Res)