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 pr	ice						
Median price	\$1,427,500 H	ouse X Un	iŧ	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.

Add	dress 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.

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)



Price: \$1,350,000 Method: Auction Sale Date: 27/10/2018 Rooms: -Property Type: House (Res) Agent Comments



137 Chetwynd St NORTH MELBOURNE 3051 Agent Comments (REI/VG)



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



Price: \$1,255,000 Method: Auction Sale Date: 17/11/2018 Rooms: -Property Type: Townhouse (Res)

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