

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

407/145 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$589,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Carlton

Period - From

01/01/2021

to

31/03/2021

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	4/48 Leicester St CARLTON 3053	\$681,500	18/04/2021
2	16/100 Queensberry St CARLTON 3053	\$626,000	16/12/2020
3	204/94 Canning St CARLTON 3053	\$615,000	29/04/2021

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:

24/05/2021 14:36

407/145 Queensberry Street, Carlton Vic 3053

Domenic Zanellini

03 9347 1170

0404 878 879

domenic.zanellini@belleproperty.com

Indicative Selling Price

\$589,000

Median Unit Price

March quarter 2021: \$515,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/48 Leicester St CARLTON 3053 (REI)

Agent Comments



Price: \$681,500

Method: Private Sale

Date: 18/04/2021

Property Type: Apartment



16/100 Queensberry St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$626,000

Method: Auction Sale

Date: 16/12/2020

Property Type: Apartment



204/94 Canning St CARLTON 3053 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 29/04/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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.