

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 910/145 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$495,000 House Unit X Suburb Carlton

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

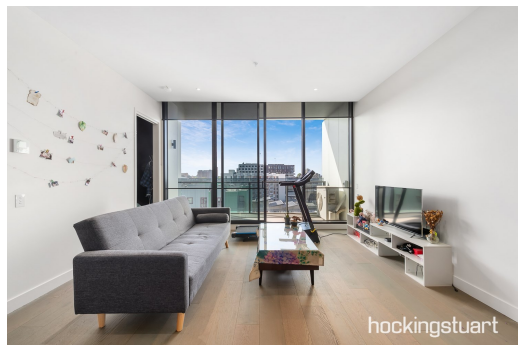
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	42/1 St David St FITZROY 3065	\$675,000	07/05/2019
2	303/424 Gore St FITZROY 3065	\$650,000	30/03/2019
3	38/39 Rathdowne St CARLTON 3053	\$642,000	16/03/2019

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.

910/145 Queensberry Street, Carlton Vic 3053



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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

Year ending March 2019: \$495,000

Comparable Properties



42/1 St David St FITZROY 3065 (REI)

Agent Comments

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Price: \$675,000

Method: Sold Before Auction

Date: 07/05/2019

Rooms: -

Property Type: Apartment



303/424 Gore St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$650,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: Apartment



38/39 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

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Price: \$642,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: Apartment