

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

3/100 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

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	706D/604 Swanston St CARLTON 3053	\$535,500	30/11/2024
2	14/101 Grattan St CARLTON 3053	\$565,000	23/11/2024
3	306/668 Swanston St CARLTON 3053	\$556,000	13/08/2024

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:

02/12/2024 12:29

3/100 Queensberry Street, Carlton Vic 3053

**Jellis
Craig**

Gus Izzo

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Indicative Selling Price

\$580,000

Median Unit Price

September quarter 2024: \$430,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



706D/604 Swanston St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$535,500

Method: Private Sale

Date: 30/11/2024

Property Type: Unit



14/101 Grattan St CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 23/11/2024

Property Type: Apartment



306/668 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

2 1 1

Price: \$556,000

Method: Private Sale

Date: 13/08/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



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