

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

101/70 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price \$200,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Carlton

Period - From 01/07/2019

to 30/09/2019

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	602/268 Flinders St MELBOURNE 3000	\$250,000	28/10/2019
2	207/44 Brunswick St FITZROY 3065	\$217,500	19/08/2019
3	313/45 Victoria Pde COLLINGWOOD 3066	\$180,000	30/08/2019

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.~~

This Statement of Information was prepared on:

01/11/2019 11:51



Property Type:
Agent Comments

Indicative Selling Price
\$200,000
Median Unit Price
September quarter 2019: \$590,000

Comparable Properties



602/268 Flinders St MELBOURNE 3000 (REI) Agent Comments



Price: \$250,000
Method: Private Sale
Date: 28/10/2019
Rooms: 2
Property Type: Apartment



207/44 Brunswick St FITZROY 3065 (REI) Agent Comments



Price: \$217,500
Method: Private Sale
Date: 19/08/2019
Property Type: Apartment



313/45 Victoria Pde COLLINGWOOD 3066 (REI) Agent Comments



Price: \$180,000
Method: Private Sale
Date: 30/08/2019
Rooms: 2
Property Type: Apartment