

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 504 Queensberry Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$2,850,000

Median sale price

Median price \$1,275,500 Property Type House Suburb North Melbourne

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	146 Gatehouse St PARKVILLE 3052	\$2,870,000	14/09/2019
2	141 Barkly St CARLTON 3053	\$2,815,000	19/10/2019
3			

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: 22/10/2019 15:51



Property Type: House / mixed use dwelling

Land Size: approx 242 sqm approx

Agent Comments

Comparable Properties



146 Gatehouse St PARKVILLE 3052 (REI)

Agent Comments



Price: \$2,870,000

Method: Auction Sale

Date: 14/09/2019

Rooms: 7

Property Type: House (Res)

Land Size: 280 sqm approx



141 Barkly St CARLTON 3053 (REI)

Agent Comments



Price: \$2,815,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

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.