

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

1402/145 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$411,250 Property Type Unit Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 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	809/5 Wominjeka Wlk WEST MELBOURNE 3003	\$985,000	12/03/2024
2	309/11 Wellington St COLLINGWOOD 3066	\$940,000	25/11/2023
3	816/33 Blackwood St NORTH MELBOURNE 3051	\$935,000	02/03/2024

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: 10/05/2024 14:13



Property Type: Apartment

Agent Comments

Comparable Properties



**809/5 Wominjeka Wik WEST MELBOURNE
3003 (REI)**

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment



**309/11 Wellington St COLLINGWOOD 3066
(REI/VG)**

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 25/11/2023

Property Type: Apartment



**816/33 Blackwood St NORTH MELBOURNE
3051 (REI)**

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 02/03/2024

Property Type: Apartment