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 | cons | sumer.vic.gc | ov.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|---------|
| Range betweer | \$900,000 | | & | | \$990,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$411,250 | Pro | operty Type | Unit | | | Suburb | Carlton |
| Period - From | 01/04/2023 | to | 31/03/2024 | | So | urce | 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.

| Ade | dress 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

James Fitzpatrick 03 9810 5000 0439 467 040 jamesfitzpatrick@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending March 2024: \$411,250

Comparable Properties



809/5 Wominjeka WIk WEST MELBOURNE 3003 (REI) 2
30
1

Price: \$985,000 Method: Private Sale Date: 12/03/2024 Property Type: Apartment Agent Comments



309/11 Wellington St COLLINGWOOD 3066 (REI/VG) Agent Comments

Agent Comments



Price: \$940,000 Method: Private Sale Date: 25/11/2023 Property Type: Apartment



816/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Price: \$935,000 Method: Private Sale Date: 02/03/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.