

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

303/70 QUEENSBERRY STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

28/49-67 RATHDOWNE STREET CARLTON VIC 3053	\$300,000	05-Feb-24
113/51-67 RATHDOWNE STREET CARLTON VIC 3053	\$300,000	05-Feb-24
221/51-67 RATHDOWNE STREET CARLTON VIC 3053	\$295,000	30-Jan-24

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 6 months.

This Statement of Information was prepared on: 03 June 2024

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**28/49-67 RATHDOWNE STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$300,000** Sold Date **05-Feb-24**

Distance **0.19km**



**113/51-67 RATHDOWNE STREET
 CARLTON VIC 3053**

1 1 1

Sold Price

Sold Date **05-Feb-24**

Distance **0.19km**



**221/51-67 RATHDOWNE STREET
 CARLTON VIC 3053**

1 1 1

Sold Price

\$295,000 Sold Date **30-Jan-24**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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