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	43/1 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Range between $1,575,000 & $1,675,000

Median sale price

Median price $589,500 Property Type Unit Suburb Carlton

Period - From 01/10/2021 to 31/12/2021 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	62/1 Queensberry St CARLTON 3053	$1,600,000	10/12/2021
2	146/1 Queensberry St CARLTON 3053	$1,525,000	05/12/2021
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: 04/04/2022 11:29

43/1 Queensberry Street, Carlton Vic 3053



3 -

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,575,000 - $1,675,000
Median Unit Price
December quarter 2021: $589,500

Comparable Properties



62/1 Queensberry St CARLTON 3053 (VG)

2 - -

Price: $1,600,000
Method: Sale
Date: 10/12/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



146/1 Queensberry St CARLTON 3053 (REI/VG)

3 2 1

Price: $1,525,000
Method: Sold Before Auction
Date: 05/12/2021
Property Type: Unit

Agent Comments

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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