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	7 Magenta Place, Carlton Vic 3053

Indicative selling price

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

Range between $1,250,000 & $1,325,000

Median sale price

Median price $1,520,000 Property Type House Suburb Carlton

Period - From 01/10/2020 to 30/09/2021 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	204 Rathdowne St, Carlton, Vic 3053, Australia	$1,300,000	03/08/2021
2	16 Courtney Pl NORTH MELBOURNE 3051	$1,312,500	12/10/2021
3	50 Lothian St NORTH MELBOURNE 3051	$1,260,000	18/10/2021

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: 16/11/2021 08:45

7 Magenta Place, Carlton Vic 3053

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3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,250,000 - $1,325,000
Median House Price
Year ending September 2021: $1,520,000

Comparable Properties



204 Rathdowne St, Carlton, Vic 3053, Australia (REI)

3 1 1

Price: $1,300,000
Method:
Date: 03/08/2021
Property Type: House

Agent Comments



16 Courtney Pl NORTH MELBOURNE 3051 (REI)

3 2 1

Price: $1,312,500
Method: Private Sale
Date: 12/10/2021
Property Type: House

Agent Comments



50 Lothian St NORTH MELBOURNE 3051 (REI)

3 2 2

Price: $1,260,000
Method: Auction Sale
Date: 18/10/2021
Property Type: Townhouse (Res)

Agent Comments

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