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	307/145 Queensberry Street, Carlton Vic 3053

Indicative selling price

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

Single price $539,000

Median sale price

Median price $430,000 Property Type Unit Suburb Carlton

Period - From 01/07/2024 to 30/09/2024 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	307/111 Leicester St CARLTON 3053	$537,555	26/11/2024
2	802/77 Cardigan St CARLTON 3053	$560,000	08/11/2024
3	4615/160 Victoria St CARLTON 3053	$580,000	23/10/2024

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: 07/01/2025 16:03

307/145 Queensberry Street, Carlton Vic 3053



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$539,000
Median Unit Price
September quarter 2024: $430,000

Comparable Properties



307/111 Leicester St CARLTON 3053 (REI)

2 | 1 | 1

Price: $537,555
Method: Private Sale
Date: 26/11/2024
Property Type: Apartment

Agent Comments



802/77 Cardigan St CARLTON 3053 (REI)

2 | 2 | 1

Price: $560,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments



4615/160 Victoria St CARLTON 3053 (REI/VG)

2 | 2 | -

Price: $580,000
Method: Private Sale
Date: 23/10/2024
Property Type: Apartment

Agent Comments

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

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