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<br>Including suburb and postcode | G01/108 Queensberry Street, Carlton Vic 3053 |

## Indicative selling price

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

Range between $310,000 & $330,000

## Median sale price

Median price $392,500 Property Type Unit Suburb Carlton

Period - From 07/11/2023 to 06/11/2024 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 | 202/1 Bouverie St CARLTON 3053 | $320,000 | 25/10/2024 |
| 2 | 214/29-35 Oconnell St NORTH MELBOURNE 3051 | $340,000 | 17/10/2024 |
| 3 | 204/18 Finlay Pl CARLTON 3053 | $290,000 | 23/09/2024 |

**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: 07/11/2024 10:37

# G01/108 Queensberry Street, Carlton Vic 3053



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**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$310,000 - $330,000
**Median Unit Price**
07/11/2023 - 06/11/2024: $392,500

## Comparable Properties



**202/1 Bouverie St CARLTON 3053 (REI)**

1 1 -

**Price:** $320,000
**Method:** Private Sale
**Date:** 25/10/2024
**Property Type:** Apartment

Agent Comments



**214/29-35 Oconnell St NORTH MELBOURNE 3051 (REI)**

1 1 1

**Price:** $340,000
**Method:** Private Sale
**Date:** 17/10/2024
**Property Type:** Apartment

Agent Comments



**204/18 Finlay Pl CARLTON 3053 (VG)**

1 - -

**Price:** $290,000
**Method:** Sale
**Date:** 23/09/2024
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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