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	512/145 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	$420,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Carlton
Period-from	01 Aug 2021	to	31 Jul 2022	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
414/145 QUEENSBERRY STREET CARLTON VIC 3053	$410,000	29-Jun-22
415/145 QUEENSBERRY STREET CARLTON VIC 3053	$335,000	01-Apr-22
303/518 SWANSTON STREET CARLTON VIC 3053	$320,000	27-May-22

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: 26 August 2022

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414/145 QUEENSBERRY STREET CARLTON VIC 3053

1 1 1

Sold Price **$410,000** Sold Date **29-Jun-22**

Distance **0km**



415/145 QUEENSBERRY STREET CARLTON VIC 3053

1 1 -

Sold Price **$335,000** Sold Date **01-Apr-22**

Distance **0km**

303/518 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price **$320,000** Sold Date **27-May-22**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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