

## 1/25 Queensberry Place, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**

**Property Type:**

Flat/Unit/Apartment (Res)

**Indicative Selling Price**

\$855,000

**Median House Price**

Year ending December 2017:

\$1,608,000

**Agent Comments:** 110m<sup>2</sup> (approx.) of internal space plus lock-up garage.

## Comparable Properties



**4/650 Swanston Street, Carlton 3053 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$925,000

**Method:** Auction Sale

**Date:** 24/03/2017

**Property Type:** Apartment

**Agent Comments:** Spacious apartment in former fire station



**13/76 Oxford Street, Collingwood 3066 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$888,500

**Method:** Sold Before Auction

**Date:** 23/11/2017

**Property Type:** Apartment

**Agent Comments:** Warehouse apartment in large complex



**6/144 Rose Street, Fitzroy 3065 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$838,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Property Type:** Apartment

**Agent Comments:** Warehouse apartment of smaller scale

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

1/25 Queensberry Place, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$855,000

#### Median sale price

Median price \$1,608,000

House

Suburb Carlton

Period - From 01/01/2017

to 31/12/2017

Source REIV

#### Comparable property sales

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
4/650 Swanston Street, CARLTON 3053	\$925,000	24/03/2018
13/76 Oxford Street, Collingwood	\$888,500	23/11/2017
6/144 Rose Street, FITZROY 3065	\$838,000	17/03/2018