

## 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

21/34 Neill Street, Carlton Vic 3053

#### Indicative selling price

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

Range between

\$370,000

&

\$400,000

#### Median sale price

Median price

\$425,000

House

Unit

X

Suburb

Carlton

Period - From

01/01/2017

to

31/12/2017

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	15/34 Neill St CARLTON 3053	\$414,000	10/01/2018
2	7/611 Park St BRUNSWICK 3056	\$402,000	23/09/2017
3	4/336 Wellington St COLLINGWOOD 3066	\$395,500	05/12/2017

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.

Andrew Duffy  
+ 61 3 9534 8014  
+ 61 427 853 034  
andrew@whiting.com.au



**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$370,000 - \$400,000  
**Median Unit Price**  
Year ending December 2017: \$425,000

## Comparable Properties



15/34 Neill St CARLTON 3053 (REI)

Agent Comments



**Price:** \$414,000  
**Method:** Private Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** Apartment



7/611 Park St BRUNSWICK 3056 (REI/VG)

Agent Comments



**Price:** \$402,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** Apartment



4/336 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



**Price:** \$395,500  
**Method:** Private Sale  
**Date:** 05/12/2017  
**Rooms:** -  
**Property Type:** Apartment