

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	231 Queensberry Street, Carlton Vic 3053
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**Indicative selling price**

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

Single price	\$3,750,000
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**Median sale price**

Median price	\$1,500,000	House	X	Unit		Suburb	Carlton
Period - From	01/10/2016	to	30/09/2017	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		
2		
3		

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.



**Rooms:**  
**Property Type:**  
Factory/Warehouse  
**Land Size:** 180 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,750,000  
**Median House Price**  
Year ending September 2017: \$1,500,000

A brilliant opportunity to secure an enormous three level townhouse that straddles a ground floor commercial shop/showroom, an office on the second level all on one title. This superbly positioned north facing property offers opulent city fringe living with an additional attractive combined net rental return of \$67,600 pa approximately. Nestled within a decorative Art Deco façade, with leafy views over prime Carlton real estate in a much sought after location.

## Comparable Properties

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