

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

110/22 ORR 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

or range
between

\$140,000

&

\$150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2023

to

30 Jun 2024

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

413/22 ORR STREET CARLTON VIC 3053	\$150,000	28-Mar-24
609/22 ORR STREET CARLTON VIC 3053	\$136,000	12-May-24
612/22 ORR STREET CARLTON VIC 3053	\$140,000	19-Mar-24

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: 01 July 2024



413/22 ORR STREET CARLTON VIC 3053 Sold Price **\$150,000** Sold Date **28-Mar-24**

1 1 -

Distance **0km**



609/22 ORR STREET CARLTON VIC 3053 Sold Price ^{RS} **\$136,000** Sold Date **12-May-24**

1 1 -

Distance **0km**



612/22 ORR STREET CARLTON VIC 3053 Sold Price **\$140,000** Sold Date **19-Mar-24**

1 1 -

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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