

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

5905/160 VICTORIA 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

\$798,000

&

\$877,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2023

to

31 Oct 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

403/211 PEEL STREET NORTH MELBOURNE VIC 3051	922000	04-Jun-24
601/118 DUDLEY STREET WEST MELBOURNE VIC 3003	818000	07-Aug-24
76/33-47 LA TROBE STREET MELBOURNE VIC 3000	862500	15-Nov-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: 29 November 2024

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**403/211 PEEL STREET NORTH
MELBOURNE VIC 3051**

3 2 1

Sold Price **922000** Sold Date **04-Jun-24**

Distance **0.63km**



**601/118 DUDLEY STREET WEST
MELBOURNE VIC 3003**

3 2 2

Sold Price ^{RS} **818000** Sold Date **07-Aug-24**

Distance **0.99km**



**76/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price ^{RS} **862500** Sold Date **15-Nov-24**

Distance **0.76km**

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

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