

## 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

2119/160 VICTORIA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2022

to

30 Apr 2023

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

4605/228 LA TROBE STREET MELBOURNE VIC 3000	\$558,000	06-Feb-23
3819/160 VICTORIA STREET CARLTON VIC 3053	\$493,000	20-Mar-23
2307/33 MACKENZIE STREET MELBOURNE VIC 3000	\$500,000	12-Apr-23

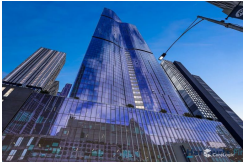
OR

**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: 24 May 2023



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**4605/228 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$558,000** Sold Date **06-Feb-23**

Distance **0.39km**



**3819/160 VICTORIA STREET  
CARLTON VIC 3053**

2 1 -

Sold Price **\$493,000** Sold Date **20-Mar-23**

Distance **0km**



**2307/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **\$500,000** Sold Date **12-Apr-23**

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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