

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 114/22 Orr Street, Carlton, VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$140,000

Median sale price

Median price \$352,000 Property Type Unit Suburb Carlton (2218)

Period - From 01/10/2023 to 30/09/2024 Source COreLogic

Comparable property sales

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
102/22 ORR STREET, CARLTON VIC 3053	\$140,000	18/09/2024
105/22 ORR STREET, CARLTON VIC 3053	\$145,000	16/06/2024
708/22 ORR STREET, CARLTON VIC 3053	\$146,000	19/06/2024

This Statement of Information was prepared on: 01/10/2024