

## 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

407/24-30 Barkly Place 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

\$150,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$242,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2020

to

31 Dec 2020

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

502/127-133 Leicester Street Carlton VIC 3053	\$162,000	16-Dec-20
503/127-133 Leicester Street Carlton VIC 3053	\$162,000	26-Nov-20
2601/570-574 Lygon Street Carlton VIC 3053	\$161,000	26-Oct-20

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: 13 January 2021



**502/127-133 Leicester Street  
Carlton VIC 3053**

1 1 -

Sold Price

**\$162,000**

Sold Date **16-Dec-20**

Distance **0.11km**



**503/127-133 Leicester Street  
Carlton VIC 3053**

1 1 -

Sold Price

Sold Date **26-Nov-20**

Distance **0.11km**



**2601/570-574 Lygon Street Carlton  
VIC 3053**

1 1 -

Sold Price

**\$161,000**

Sold Date **26-Oct-20**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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