

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

2315/160 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

\$620,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2024

to

31 Dec 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

1915/160 VICTORIA STREET CARLTON VIC 3053	\$600,000	23-Jan-25
5709/160 VICTORIA STREET CARLTON VIC 3053	\$600,000	02-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: 31 January 2025

**1915/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price ^{RS} **\$600,000** Sold Date **23-Jan-25**Distance **0km****5709/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **02-Nov-24**Distance **0km****RS** = Recent sale**UN** = Undisclosed Sale

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