

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

408/22 ORR 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

\$145,000

&

\$159,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,800

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2021

to

31 May 2022

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

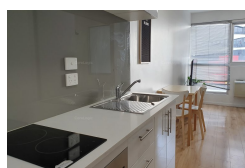
Date of sale

3705/478 SWANSTON STREET CARLTON VIC 3053	\$163,000	11-Feb-22
130/800 SWANSTON STREET CARLTON VIC 3053	\$165,000	17-Dec-21

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: 07 June 2022



**3705/478 SWANSTON STREET
 CARLTON VIC 3053**

 1  1  -

Sold Price

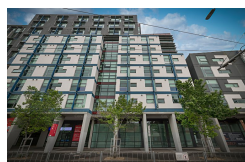
\$163,000

Sold Date

11-Feb-22

Distance

0.18km



**130/800 SWANSTON STREET
 CARLTON VIC 3053**

 1  1  -

Sold Price

\$165,000

Sold Date

17-Dec-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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