

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

1417/160 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

\$395,000

&

\$420,000

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

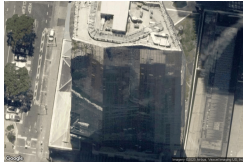
Date of sale

801/160 VICTORIA STREET CARLTON VIC 3053	\$410,000	12-Apr-24
1603/160 VICTORIA STREET CARLTON VIC 3053	\$415,000	18-Jun-24
2006/160 VICTORIA STREET CARLTON VIC 3053	\$400,000	17-Jul-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: 12 January 2025

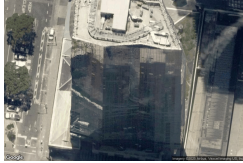


**801/160 VICTORIA STREET
CARLTON VIC 3053**

- 1 -

Sold Price **\$410,000** Sold Date **12-Apr-24**

Distance **0.02km**

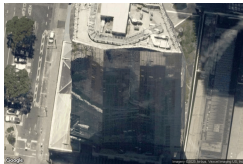


**1603/160 VICTORIA STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$415,000** Sold Date **18-Jun-24**

Distance **0.02km**



**2006/160 VICTORIA STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$400,000** Sold Date **17-Jul-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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