

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

204/2-20 Finlay Place, Carlton Vic 3053

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$382,250

Property Type Unit

Suburb Carlton

Period - From 05/08/2023

to 04/08/2024

Source REIV

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 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
1	118/51 Rathdowne St CARLTON 3053	\$292,000	05/06/2024
2	Level 4, 403/518 Swanston St CARLTON 3053	\$325,000	16/03/2024
3	113/51 Rathdowne St CARLTON 3053	\$300,000	05/02/2024

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 six months.~~

This Statement of Information was prepared on:

05/08/2024 16:18