

908/1 Bouverie Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$400,000 - \$440,000

Median House Price

Year ending March 2024: \$411,250

Comparable Properties



704/483 Swanston Street, Melbourne 3000 (VG)

2 Bed 1 Bath - Car

Price: \$430,000

Method: Sale

Date: 13/05/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Inferior no car space, comparable condition, superior building amenities, comparable location



906/618 Lonsdale Street, Melbourne 3000 (REI)

2 Bed 1 Bath - Car

Price: \$428,000

Method: Private Sale

Date: 31/05/2024

Property Type: Apartment

Agent Comments: Superior condition and building amenities, inferior no car space



404/120 A'Beckett Street, Melbourne 3000 (REI)

2 Bed 2 Bath - Car

Price: \$420,000

Method: Private Sale

Date: 15/05/2024

Property Type: Unit

Agent Comments: Superior condition, has additional bathroom, inferior no car space

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

908/1 Bouverie Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$400,000

&

\$400,000

Median sale price

Median price

\$411,250

Unit

x

Suburb

Carlton

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales

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
704/483 Swanston Street, MELBOURNE 3000	\$430,000	13/05/2024
906/618 Lonsdale Street, MELBOURNE 3000	\$428,000	31/05/2024
404/120 Abeckett Street, MELBOURNE 3000	\$420,000	15/05/2024

This Statement of Information was prepared on:

02/07/2024 10:07