

## 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

4403/160 VICTORIA STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2021

to

31 Mar 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

6107/160 VICTORIA STREET CARLTON VIC 3053	\$426,000	08-Dec-21
719/228 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	07-Feb-22
808/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$425,000	17-Mar-22

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: 04 April 2022



**6107/160 VICTORIA STREET  
CARLTON VIC 3053**

 1  1  1

Sold Price **\$426,000** Sold Date **08-Dec-21**

Distance -



**719/228 A'BECKETT STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$450,000** Sold Date **07-Feb-22**

Distance **0.65km**



**808/318 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price <sup>RS</sup> **\$425,000** Sold Date **17-Mar-22**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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