

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

3714/160 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2023

to

30 Jun 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

304A/640 SWANSTON STREET CARLTON VIC 3053	\$760,000	26-Mar-24
3313/350 WILLIAM STREET MELBOURNE VIC 3000	\$780,000	12-Feb-24
115/283 SPRING STREET MELBOURNE VIC 3000	\$787,500	15-Mar-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.~~

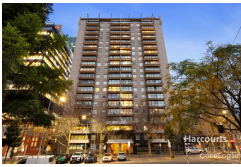
This Statement of Information was prepared on: 25 July 2024

**304A/640 SWANSTON STREET
CARLTON VIC 3053**

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Sold Price **\$760,000** Sold Date **26-Mar-24**Distance **0.52km****3313/350 WILLIAM STREET
MELBOURNE VIC 3000**

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Sold Price **\$780,000** Sold Date **12-Feb-24**Distance **0.75km****115/283 SPRING STREET
MELBOURNE VIC 3000**

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Sold Price **\$787,500** Sold Date **15-Mar-24**Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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