

## 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

105/22 ORR 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

\$130,000

&

\$143,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 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

304/22 ORR STREET CARLTON VIC 3053	\$132,000	16-Oct-23
612/22 ORR STREET CARLTON VIC 3053	\$140,000	06-Jan-24
506/9-13 EARL STREET CARLTON VIC 3053	\$138,000	22-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: 26 March 2024



**304/22 ORR STREET CARLTON  
VIC 3053**

Sold Price

**\$132,000**

Sold Date

**16-Oct-23**

1 1 -

Distance

**0km**



**612/22 ORR STREET CARLTON VIC  
3053**

Sold Price

<sup>RS</sup> **\$140,000**

Sold Date

**06-Jan-24**

1 1 -

Distance

**0.02km**



**506/9-13 EARL STREET CARLTON  
VIC 3053**

Sold Price

<sup>RS</sup> **\$138,000** <sup>UN</sup>

Sold Date

**22-Mar-24**

1 1 -

Distance

**0.02km**

RS = Recent sale

UN = Undisclosed Sale

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