

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

901/28-44 Bouverie 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2019

to

31 Jan 2020

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

6104/462 Elizabeth Street Melbourne VIC 3000	\$630,000	02-Sep-19
2710/80 Abeckett Street Melbourne VIC 3000	\$630,000	03-Nov-19
2603/33 Mackenzie Street Melbourne VIC 3000	\$625,000	17-Aug-19

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: 11 February 2020

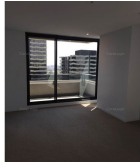


**6104/462 Elizabeth Street
Melbourne VIC 3000**

2 2 1

Sold Price **\$630,000** Sold Date **02-Sep-19**

Distance **0.27km**



**2710/80 Abeckett Street Melbourne
VIC 3000**

2 2 1

Sold Price Sold Date **03-Nov-19**

Distance **0.36km**



**2603/33 Mackenzie Street
Melbourne VIC 3000**

2 2 1

Sold Price **\$625,000** Sold Date **17-Aug-19**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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