

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

801/139-143 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

\$125,000

&

\$135,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2023

to

31 Jan 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

810/139-143 BOUVERIE STREET CARLTON VIC 3053	\$127,200	22-Nov-23
507/466 SWANSTON STREET CARLTON VIC 3053	\$130,000	18-Jul-23
706/466 SWANSTON STREET CARLTON VIC 3053	\$135,000	30-May-23

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: 13 February 2024



**810/139-143 BOUVERIE STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$127,200

Sold Date **22-Nov-23**

Distance

0km



**507/466 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

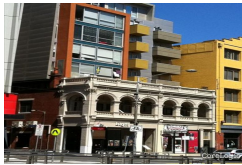
Sold Price

\$130,000

Sold Date **18-Jul-23**

Distance

0.34km



**706/466 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$135,000

Sold Date **30-May-23**

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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