

IN2REALTY.

STATEMENT OF INFORMATION

ELGIN STREET, CARLTON, VIC 3053

PREPARED BY IN2REALTY, 200 LYGON STREET CARLTON

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for

Property offered for sale

Address
Including suburb and

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

Median sale price

Median price Property type Suburb
Period Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------|------------|--------------|
| 8/475 CARDIGAN ST, CARLTON, VIC 3053 | *\$505,000 | 25/11/2023 |
| 8/108 ELGIN ST, CARLTON, VIC 3053 | *\$565,000 | 25/11/2023 |
| 201/94 CANNING ST, CARLTON, VIC 3053 | *\$410,000 | 25/10/2023 |

This Statement of Information was prepared