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

ELGIN STREET, CARLTON, VIC 3053

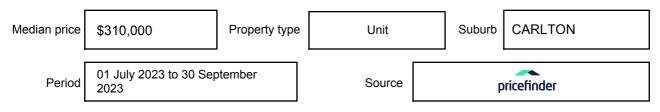
Indicative selling price

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

Single Price:

\$422,500

Median sale price



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

10/12/2023

