

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

309/18 Finlay Place 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2021

to

31 Dec 2021

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

507A/640 Swanston Street Carlton VIC 3053	\$512,000	20-Sep-21
205/33 Wreckyn Street North Melbourne VIC 3051	\$538,000	11-Oct-21
302/111 Leicester Street Carlton VIC 3053	\$530,000	18-Sep-21

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: 31 January 2022

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507A/640 Swanston Street Carlton VIC 3053 Sold Price **\$512,000** Sold Date **20-Sep-21**
 Distance **0.35km**
 2 1 1



205/33 Wreckyn Street North Melbourne VIC 3051 Sold Price **\$538,000** Sold Date **11-Oct-21**
 Distance **1.21km**
 2 1 1



302/111 Leicester Street Carlton VIC 3053 Sold Price **\$530,000** Sold Date **18-Sep-21**
 Distance **0.61km**
 2 1 1

RS = Recent sale UN = Undisclosed Sale

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