

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

6306/160 Victoria Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$1,020,000

&

\$1,100,000

Median sale price

Median price

\$392,250

Property Type

Unit

Suburb

Carlton

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

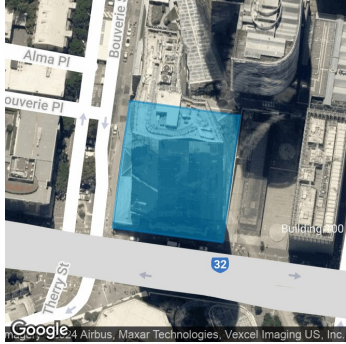
	Address of comparable property	Price	Date of sale
1	211/118 Russell St MELBOURNE 3000	\$1,075,000	09/06/2024
2	132/283 Spring St MELBOURNE 3000	\$1,030,000	15/06/2024
3	105/21 Rose St FITZROY 3065	\$1,030,000	12/06/2024

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 six months.~~

This Statement of Information was prepared on:

26/06/2024 11:26



 3
  2
  1

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$1,020,000 - \$1,100,000
Median Unit Price
 March quarter 2024: \$392,250

Comparable Properties



211/118 Russell St MELBOURNE 3000 (REI) [Agent Comments](#)

 3
  2
  -

Price: \$1,075,000
Method: Private Sale
Date: 09/06/2024
Property Type: Unit

132/283 Spring St MELBOURNE 3000 (REI) [Agent Comments](#)

 3
  1
  1

Price: \$1,030,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Apartment



105/21 Rose St FITZROY 3065 (REI) [Agent Comments](#)

 2
  2
  1

Price: \$1,030,000
Method: Private Sale
Date: 12/06/2024
Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088