

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

803/139-143 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

\$130,000

&

\$140,000

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

801/139-143 BOUVERIE STREET CARLTON VIC 3053	\$136,000	20-Feb-24
307/127-133 LEICESTER STREET CARLTON VIC 3053	\$140,000	18-Jan-23
608/139-143 BOUVERIE STREET CARLTON VIC 3053	\$145,000	28-Aug-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: 22 February 2024


**801/139-143 BOUVERIE STREET
CARLTON VIC 3053**

 1
  1
  -

Sold Price

^{RS} **\$136,000** ^{UN}

Sold Date **20-Feb-24**

Distance

0km

**307/127-133 LEICESTER STREET
CARLTON VIC 3053**

 1
  1
  -

Sold Price

\$140,000

Sold Date **18-Jan-23**

Distance

0.14km

**608/139-143 BOUVERIE STREET
CARLTON VIC 3053**

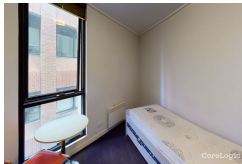
 1
  1
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Sold Price

\$145,000

Sold Date **28-Aug-23**

Distance

0km

**309/127-133 LEICESTER STREET
CARLTON VIC 3053**

 1
  1
  -

Sold Price

\$140,000

Sold Date **18-Jan-23**

Distance

0.14km
RS = Recent sale

UN = Undisclosed Sale

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