

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

510/1-19 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2019

to

31 Oct 2020

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

2503/27 Therry Street Melbourne VIC 3000	\$730,000	19-May-20
1005/145 Queensberry Street Carlton VIC 3053	\$705,000	01-May-20
4002/81 Abeckett Street Melbourne VIC 3000	\$650,000	12-Feb-20

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: 23 November 2020

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2503/27 Therry Street Melbourne VIC 3000

Sold Price **\$730,000** Sold Date **19-May-20**

2 2 1

Distance **0.11km**



1005/145 Queensberry Street Carlton VIC 3053

Sold Price **\$705,000** Sold Date **01-May-20**

2 2 1

Distance **0.27km**



4002/81 Abeckett Street Melbourne VIC 3000

Sold Price **\$650,000** Sold Date **12-Feb-20**

2 2 1

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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