

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

24-30 BARKLY 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

\$120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2022

to

28 Feb 2023

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

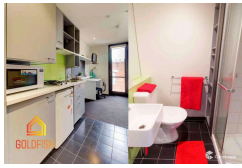
Date of sale

410/24-30 BARKLY PLACE CARLTON VIC 3053	\$109,000	17-Mar-23
412/139-143 BOUVERIE STREET CARLTON VIC 3053	\$120,000	07-Nov-22
803/139-143 BOUVERIE STREET CARLTON VIC 3053	\$120,000	04-Oct-22

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: 21 March 2023


**410/24-30 BARKLY PLACE
CARLTON VIC 3053**
 1  1  -

Sold Price

^{RS}
\$109,000

Sold Date

17-Mar-23

Distance

0km

**412/139-143 BOUVERIE STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

\$120,000

Sold Date

07-Nov-22

Distance

0.03km

**803/139-143 BOUVERIE STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

Sold Date

04-Oct-22

Distance

0.03km
RS = Recent sale

UN = Undisclosed Sale

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