

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

304/22 ORR 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

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2022

to

30 Sep 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

105/22 ORR STREET CARLTON VIC 3053	\$137,000	25-Jan-23
505/22 ORR STREET CARLTON VIC 3053	\$142,500	23-Jun-23
311/22 ORR STREET CARLTON VIC 3053	\$132,000	02-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: 11 October 2023



105/22 ORR STREET CARLTON VIC 3053 Sold Price

\$137,000 Sold Date **25-Jan-23**

1 1 -

Distance **0km**

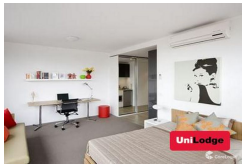


505/22 ORR STREET CARLTON VIC 3053 Sold Price

\$142,500 Sold Date **23-Jun-23**

1 1 -

Distance **0km**



311/22 ORR STREET CARLTON VIC 3053 Sold Price

\$132,000 Sold Date **02-Aug-23**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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