

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

213/22 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

\$140,000

&

\$150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2023

to

31 Aug 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

105/22 ORR STREET CARLTON VIC 3053	\$145,000	18-Jun-24
708/22 ORR STREET CARLTON VIC 3053	\$146,000	19-Jun-24
110/22 ORR STREET CARLTON VIC 3053	\$141,000	31-Jul-24

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.~~

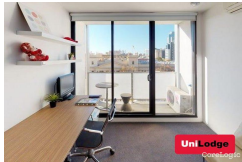
This Statement of Information was prepared on: 10 September 2024



105/22 ORR STREET CARLTON VIC 3053 Sold Price ^{RS} **\$145,000** ^{UN} Sold Date **18-Jun-24**

1 1 -

Distance **0km**



708/22 ORR STREET CARLTON VIC 3053 Sold Price **\$146,000** Sold Date **19-Jun-24**

1 1 -

Distance **0km**



110/22 ORR STREET CARLTON VIC 3053 Sold Price ^{RS} **\$141,000** Sold Date **31-Jul-24**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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