

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

8 TYNE 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

\$1,700,000

&

\$1,775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,492,500

Property type

House

Suburb

Carlton

Period-from

01 Jul 2023

to

30 Jun 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

135 CHETWYND STREET NORTH MELBOURNE VIC 3051	\$1,756,000	24-Feb-24
5 CHETWYND PLACE NORTH MELBOURNE VIC 3051	\$1,765,000	20-Apr-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: 18 July 2024

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**135 CHETWYND STREET NORTH
MELBOURNE VIC 3051**

 3  2  2

Sold Price **\$1,756,000** Sold Date **24-Feb-24**

Distance **1.38km**



**5 CHETWYND PLACE NORTH
MELBOURNE VIC 3051**

 3  2  2

Sold Price ^{RS} **\$1,765,000** Sold Date **20-Apr-24**

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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