



**Rooms:** 1  
**Property Type:** Student accommodation  
**Agent Comments**

**Indicative Selling Price**  
 \$175,000

**Median Unit Price**  
 March quarter 2017: \$415,000

## Comparable Properties



**713/238 Flinders St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 15/03/2017  
**Rooms:** 2  
**Property Type:** Apartment

**708/139-143 Bouverie St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$169,000  
**Method:** Private Sale  
**Date:** 31/01/2017  
**Rooms:** 2  
**Property Type:** Apartment



**907/268 Flinders St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$165,000  
**Method:** Private Sale  
**Date:** 08/05/2017  
**Rooms:** 1  
**Property Type:** Studio Apartment

## 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

308/139 Bouverie Street, Carlton Vic 3053

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$175,000

**Median sale price**

Median price \$415,000

Unit X

Suburb Carlton

Period - From 01/01/2017 to 31/03/2017

Source REIV

**Comparable property sales**

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
713/238 Flinders St MELBOURNE 3000	\$180,000	15/03/2017
708/139-143 Bouverie St CARLTON 3053	\$169,000	31/01/2017
907/268 Flinders St MELBOURNE 3000	\$165,000	08/05/2017