



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

205/1 Bouverie Street, Carlton, 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$650,000.00

or range between

&

Median sale price

Median price \$451,750.00

Property type Unit/Apartment

Suburb CARLTON

Period - From Jan 2020

to

Mar 2020

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3712/639 Lonsdale St, Melbourne, Vic 3000, Australia	\$610,000.00	6/03/2020
4210/120 Abeckett St, Melbourne, Vic 3000, Australia	\$640,000.00	11/03/2020
4002/81 Abeckett St, Melbourne, Vic 3000, Australia	\$650,000.00	26/02/2020

This Statement of Information was prepared on: Wednesday 01st July 2020