

## 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

38/117 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$180,000

&

\$198,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2024

to

28 Feb 2025

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

303/70 QUEENSBERRY STREET CARLTON VIC 3053	\$190,000	18-Jan-25
305/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$193,000	16-Dec-24
1/121 BOUVERIE STREET CARLTON VIC 3053	\$180,000	01-Nov-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: 03 March 2025

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## 303/70 QUEENSBERRY STREET CARLTON VIC 3053

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Sold Price

**\$190,000**

Sold Date

**18-Jan-25**

Distance

**0.45km**



## 305/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000

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Sold Price

**\$193,000**

Sold Date

**16-Dec-24**

Distance

**0.81km**



## 1/121 BOUVERIE STREET CARLTON VIC 3053

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Sold Price

**\$180,000**

Sold Date

**01-Nov-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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