

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

4/97-103 ELGIN 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

\$1,100,000

&

\$1,200,000

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

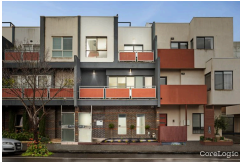
504 NAPIER STREET FITZROY NORTH VIC 3068	\$1,130,000	31-Aug-24
3/170 OXFORD STREET COLLINGWOOD VIC 3066	\$1,070,000	17-Aug-24
415/68 LA TROBE STREET MELBOURNE VIC 3000	\$1,250,000	24-Jun-24

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: 06 September 2024

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**504 NAPIER STREET FITZROY
NORTH VIC 3068**

 3  2  2

Sold Price ^{RS} **\$1,130,000** Sold Date **31-Aug-24**

Distance **1.19km**

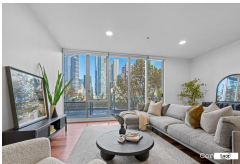


**3/170 OXFORD STREET
COLLINGWOOD VIC 3066**

 3  2  1

Sold Price ^{RS} **\$1,070,000** ^{UN} Sold Date **17-Aug-24**

Distance **1.41km**



**415/68 LA TROBE STREET
MELBOURNE VIC 3000**

 3  2  2

Sold Price ^{RS} **\$1,250,000** ^{UN} Sold Date **24-Jun-24**

Distance **1.23km**

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

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