

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

1812/28-44 BOUVERIE 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

\$350,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 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

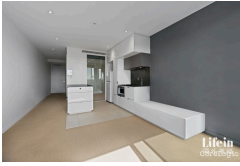
Date of sale

2206/555 SWANSTON STREET CARLTON VIC 3053	\$350,000	23-Oct-23
303/1-19 BOUVERIE STREET CARLTON VIC 3053	\$368,000	01-Sep-23
808/518 SWANSTON STREET CARLTON VIC 3053	\$400,000	06-Feb-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: 25 March 2024



**2206/555 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price **\$350,000** Sold Date **23-Oct-23**

Distance **0.03km**

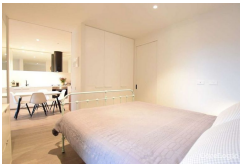


**303/1-19 BOUVERIE STREET
CARLTON VIC 3053**

 1  1  -

Sold Price **\$368,000** Sold Date **01-Sep-23**

Distance **0.1km**



**808/518 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price ^{RS} **\$400,000** ^{UN} Sold Date **06-Feb-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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