

# 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

102/151 Princes 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 \$292,500

### Median sale price

Median price \$405,000

Property Type Unit

Suburb Carlton

Period - From 17/02/2024

to 16/02/2025

Source Property Data

### 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 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
1		
2		
3		

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 six months.

This Statement of Information was prepared on:

17/02/2025 17:30



**Property Type:** Strata Unit/Flat

**Agent Comments**

Year Built: 2011 OC fee: approx. \$3200 per year Council Rate: \$750 per year Water Rate: approx. \$679 per year Currently Tenanted with Rental Return \$420 per week until Feb 2026!

**Indicative Selling Price**

\$292,500

**Median Unit Price**

17/02/2024 - 16/02/2025: \$405,000

## Comparable Properties

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 six months.

**Account - The One Real Estate (AU) | P: 03 7007 5707**