

## 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

311/22 ORR STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$125,000

&

\$135,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 708/22 ORR STREET CARLTON VIC 3053    | \$130,000 | 14-Oct-22 |
| 310/9-13 EARL STREET CARLTON VIC 3053 | \$125,000 | 21-Apr-23 |
| 504/22 ORR STREET CARLTON VIC 3053    | \$137,500 | 19-Dec-22 |

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: 10 July 2023



**708/22 ORR STREET CARLTON VIC 3053** Sold Price

**\$130,000** Sold Date **14-Oct-22**

1 bed 1 bath - car

Distance **0km**



**310/9-13 EARL STREET CARLTON VIC 3053** Sold Price

**\$125,000** Sold Date **21-Apr-23**

1 bed 1 bath - car

Distance **0.02km**



**504/22 ORR STREET CARLTON VIC 3053** Sold Price

**\$137,500** Sold Date **19-Dec-22**

1 bed 1 bath - car

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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