

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

26 (Lot 39)/41 University St Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range **\$460,000 - \$480,000**

Median sale price

Median price **\$589,500**

Property Type **Unit**

Suburb **Carlton**

Period - From **01/10/2021**

to **31/12/2021**

Source **REIV**

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 27/75 Drummond St CARLTON 3053	\$500,000	28/03/2022
2 208/300 Swanston St MELBOURNE 3000	\$487,500	15/02/2022
3 55/117-121 Rathdowne St CARLTON 3053	\$480,000	08/02/2022

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: **12/04/2022**