

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

306/151 Princes Street, Carlton Vic 3053

Indicative selling price

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

Range between \$475,000 & \$520,000

Median sale price

Median price \$568,000 Property Type Unit Suburb Carlton

Period - From 01/04/2024 to 30/06/2024 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 | 5/172-178 Princes St CARLTON NORTH 3054 | \$503,000 | 31/07/2024 |
| 2 | 1301/6 Leicester St CARLTON 3053 | \$511,800 | 13/06/2024 |
| 3 | 106/151 Princes St CARLTON 3053 | \$500,000 | 20/04/2024 |

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:

02/09/2024 22:38

306/151 Princes Street, Carlton Vic 3053



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$475,000 - \$520,000
Median Unit Price
June quarter 2024: \$568,000

Comparable Properties



5/172-178 Princes St CARLTON NORTH 3054 (REI) **Agent Comments**

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Price: \$503,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit



1301/6 Leicester St CARLTON 3053 (REI/VG) **Agent Comments**

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Price: \$511,800
Method: Private Sale
Date: 13/06/2024
Property Type: Apartment

106/151 Princes St CARLTON 3053 (VG) **Agent Comments**

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Price: \$500,000
Method: Sale
Date: 20/04/2024
Property Type: Flat/Unit/Apartment (Res)