

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

510/22 Orr 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

\$163,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2019

to

31 Jan 2020

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

813/9-13 Earl Street Carlton VIC 3053	\$147,000	26-Sep-19
102/139-143 Bouverie Street Carlton VIC 3053	\$160,000	09-Aug-19
612/139-143 Bouverie Street Carlton VIC 3053	\$160,000	15-Jan-20

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: 06 February 2020



813/9-13 Earl Street Carlton VIC 3053

 1
  1
  -

Sold Price

\$147,000

Sold Date

26-Sep-19

Distance

0.02km



102/139-143 Bouverie Street Carlton VIC 3053

 1
  1
  -

Sold Price

\$160,000

Sold Date

09-Aug-19

Distance

0.47km



612/139-143 Bouverie Street Carlton VIC 3053

 1
  1
  -

Sold Price

Sold Date

15-Jan-20

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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