

## 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

1004/160 VICTORIA 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) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2023

to

31 Oct 2024

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

1707/23 MACKENZIE STREET MELBOURNE VIC 3000	\$655,000	29-Aug-24
5104/160 VICTORIA STREET CARLTON VIC 3053	\$695,000	05-Jun-24
202/560 LONSDALE STREET MELBOURNE VIC 3000	\$606,000	20-Sep-24

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: 15 November 2024



**1707/23 MACKENZIE STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

<sup>RS</sup>

**\$655,000**

Sold Date **29-Aug-24**

Distance

**0.51km**



**5104/160 VICTORIA STREET  
CARLTON VIC 3053**

2 2 -

Sold Price

**\$695,000**

Sold Date **05-Jun-24**

Distance

**0km**



**202/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

**\$606,000**

Sold Date **20-Sep-24**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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