

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

38/108 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,620,500

Property Type House

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	23/7 Drewery La MELBOURNE 3000	\$1,115,000	24/04/2024
2	306/166 Gertrude St FITZROY 3065	\$1,070,000	23/04/2024
3			

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:

20/08/2024 10:24

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2024: \$1,620,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



23/7 Drewery La MELBOURNE 3000 (REI)

Agent Comments



Price: \$1,115,000

Method: Private Sale

Date: 24/04/2024

Property Type: Apartment



306/166 Gertrude St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,070,000

Method: Private Sale

Date: 23/04/2024

Property Type: Apartment

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014