

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

5415/160 VICTORIA 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

or range
between

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2021

to

31 Aug 2022

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

2102/483 SWANSTON STREET MELBOURNE VIC 3000	\$540,000	24-Mar-22
3106/483 SWANSTON STREET MELBOURNE VIC 3000	\$550,000	11-Apr-22
5605/135 A'BECKETT STREET MELBOURNE VIC 3000	\$545,000	26-Mar-22

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: 12 September 2022



**2102/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$540,000** Sold Date **24-Mar-22**

Distance **0.13km**



**3106/483 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$550,000** Sold Date **11-Apr-22**

Distance **0.13km**



**5605/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$545,000** Sold Date **26-Mar-22**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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