

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

501/139-143 BOUVERIE 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

\$138,000

&

\$145,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 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

312/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$143,000	12-Oct-23
220/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$140,000	22-Aug-23
512/452 ST KILDA ROAD MELBOURNE VIC 3004	\$139,000	22-Feb-23

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: 20 March 2024



**312/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

 1
  1
  1

Sold Price

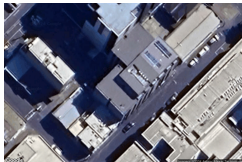
\$143,000

Sold Date

12-Oct-23

Distance

0.8km



**220/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

 1
  1
  1

Sold Price

\$140,000

Sold Date

22-Aug-23

Distance

0.8km



**512/452 ST KILDA ROAD
MELBOURNE VIC 3004**

 1
  1
  1

Sold Price

\$139,000

Sold Date

22-Feb-23

Distance

4.17km

RS = Recent sale

UN = Undisclosed Sale

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