

## 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

33 Argyle Place South 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

or range  
between

\$1,310,000

&

\$1,433,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,548,500

Property type

House

Suburb

Carlton

Period-from

01 Mar 2021

to

28 Feb 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

69 Moor Street Fitzroy VIC 3065	\$1,370,000	27-Nov-21
11 Argyle Street Fitzroy VIC 3065	\$1,350,000	28-Oct-21
93 Canning Street Carlton VIC 3053	\$1,450,000	11-Dec-21

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: 03 March 2022



**69 Moor Street Fitzroy VIC 3065**

Sold Price

**\$1,370,000**

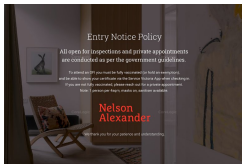
Sold Date

**27-Nov-21**

3 1 -

Distance

**1.04km**



**11 Argyle Street Fitzroy VIC 3065**

Sold Price

**\$1,350,000**

Sold Date

**28-Oct-21**

2 1 -

Distance

**1.18km**



**93 Canning Street Carlton VIC 3053**

Sold Price

**\$1,450,000**

Sold Date

**11-Dec-21**

2 2 -

Distance

**0.99km**



**11 Argyle Street Argyle VIC 3523**

Sold Price

**\$340,000**

Sold Date

**29-Oct-21**

- - -

Distance

**97.76km**



**110 Canning Street Carlton VIC 3053**

Sold Price

**\$1,630,000**

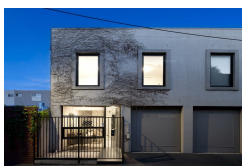
Sold Date

**14-Oct-21**

3 2 -

Distance

**1.11km**



**20-22 David Street Carlton VIC 3053**

Sold Price

**\$1,592,000**

Sold Date

**21-Oct-21**

3 2 1

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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**18 David Street Carlton VIC 3053**

Sold Price

**\$1,525,000**

Sold Date

**21-Jan-22**

 3  2  -

Distance

**0.95km**



**59 Little Palmerston Street Carlton VIC 3053**

Sold Price

**\$1,475,000**

Sold Date

**09-Nov-21**

 2  1  -

Distance

**0.83km**



**7 Magenta Place Carlton VIC 3053**

Sold Price

**\$1,450,000**

Sold Date

**03-Dec-21**

 3  3  2

Distance

**0.1km**



**141 Station Street Carlton VIC 3053**

Sold Price

<sup>RS</sup> **\$1,600,000**

Sold Date

**19-Feb-22**

 2  1  1

Distance

**1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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