



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

704/1 Bouverie Street, Carlton, 3053

Indicative selling price

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

Single price

or range between

\$359,000.00

&

\$380,000.00

Median sale price

Median price

\$495,000.00

Property type

Unit/Apartment

Suburb

CARLTON

Period - From

Oct 2020

to

Dec 2020

Source

REIV

Comparable property sales

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
4/50 Barkly St CARLTON 3053	\$380,000.00	21/10/2020
109/525 Rathdowne St CARLTON 3053	\$377,000.00	25/01/2021
603/111 Leicester St CARLTON 3053	\$365,000.00	16/11/2020

This Statement of Information was prepared on:

Thursday 04th March 2021