

## 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

6/34 Neill Street 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2020

to

30 Sep 2021

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

11/34 Neill Street Carlton VIC 3053	\$416,000	12-Apr-21
314/525 Rathdowne Street Carlton VIC 3053	\$370,000	16-Jun-21
709/495 Rathdowne Street Carlton VIC 3053	\$395,000	30-Apr-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: 18 October 2021



**11/34 Neill Street Carlton VIC 3053** Sold Price **\$416,000** Sold Date **12-Apr-21**

1 1 1

Distance -



**314/525 Rathdowne Street Carlton VIC 3053** Sold Price **\$370,000** Sold Date **16-Jun-21**

1 1 1

Distance **0.18km**



**709/495 Rathdowne Street Carlton VIC 3053** Sold Price **\$395,000** Sold Date **30-Apr-21**

1 1 1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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