

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

3508/160 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

\$590,000

&

\$640,000

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

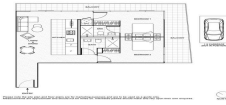
Date of sale

1608/555 SWANSTON STREET CARLTON VIC 3053	\$600,000	01-Sep-22
4408/60 A'BECKETT STREET MELBOURNE VIC 3000	\$670,000	09-Apr-22
5510/462 ELIZABETH STREET MELBOURNE VIC 3000	\$582,000	16-Aug-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: 29 September 2022



**1608/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **01-Sep-22**

Distance **0.06km**



**4408/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$670,000** Sold Date **09-Apr-22**

Distance **0.3km**



**5510/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$582,000** Sold Date **16-Aug-22**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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