

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

2315/160 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

\$630,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2024

to

31 Dec 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

3316/160 VICTORIA STREET CARLTON VIC 3053	\$580,000	31-Oct-24
4615/160 VICTORIA STREET CARLTON VIC 3053	\$580,000	10-Oct-24
5709/160 VICTORIA STREET CARLTON VIC 3053	\$600,000	02-Nov-24

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: 14 January 2025

**3316/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price

^{RS}**\$580,000**

Sold Date

31-Oct-24

Distance

0km**4615/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price

\$580,000

Sold Date

10-Oct-24

Distance

0km**5709/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price

^{RS}**\$600,000**^{UN}

Sold Date

02-Nov-24

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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