

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

413/22 Orr Street, Carlton Vic 3053

Indicative selling price

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

Range between \$140,000 & \$150,000

Median sale price

Median price \$414,000 Property Type Unit Suburb Carlton

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

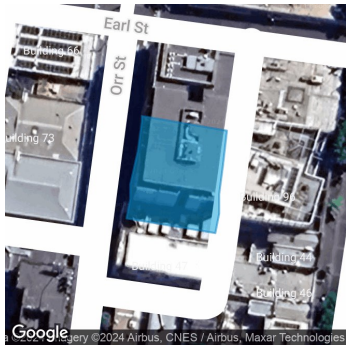
	Address of comparable property	Price	Date of sale
1	123/55 Villiers St NORTH MELBOURNE 3051	\$162,000	26/02/2024
2	612/22 Orr St CARLTON 3053	\$140,000	05/12/2023
3			

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 six months.

This Statement of Information was prepared on:

14/03/2024 15:27



Property Type:
Agent Comments

Indicative Selling Price
\$140,000 - \$150,000
Median Unit Price
Year ending December 2023: \$414,000

Comparable Properties



123/55 Villiers St NORTH MELBOURNE 3051 (REI) [Agent Comments](#)



Price: \$162,000
Method: Private Sale
Date: 26/02/2024
Property Type: Apartment



612/22 Orr St CARLTON 3053 (REI) [Agent Comments](#)



Price: \$140,000
Method: Private Sale
Date: 05/12/2023
Property Type: Apartment

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 six months.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017