

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

10 Charles Street, Carlton Vic 3053

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$950,000

Median sale priceMedian price \$1,675,000 House ☒ Unit ☐ Suburb Carlton

Period - From 01/04/2017 to 31/03/2018 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 | 658 Lygon St CARLTON NORTH 3054 | \$940,000 | 19/05/2018 |
| 2 | 14 Peckville St CLIFTON HILL 3068 | \$900,000 | 02/06/2018 |
| 3 | 125 Rupert St COLLINGWOOD 3066 | \$897,000 | 05/05/2018 |

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.~~