

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

1115/160 Victoria Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$490,000

&

\$539,000

Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

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	2006/500 Elizabeth St MELBOURNE 3000	\$508,000	26/11/2024
2	4918/70 Southbank Blvd SOUTHBANK 3006	\$570,000	22/11/2024
3	3316/160 Victoria St CARLTON 3053	\$580,000	31/10/2024

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:

12/12/2024 13:59



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

September quarter 2024: \$430,000

Comparable Properties



2006/500 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$508,000

Method: Private Sale

Date: 26/11/2024

Property Type: Apartment



4918/70 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 22/11/2024

Property Type: Apartment



3316/160 Victoria St CARLTON 3053 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 31/10/2024

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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