

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

202/1-19 BOUVERIE 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2023

to

31 Aug 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

3208/31 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	19-Jun-24
306A/640 SWANSTON STREET CARLTON VIC 3053	\$320,000	15-May-24
1909/220 SPENCER STREET MELBOURNE VIC 3000	\$360,000	07-May-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: 13 September 2024

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**3208/31 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$350,000** Sold Date **19-Jun-24**

Distance **0.33km**



**306A/640 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$320,000** Sold Date **15-May-24**

Distance **0.56km**



**1909/220 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$360,000** Sold Date **07-May-24**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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