

## 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

3001/160 VICTORIA STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 2023

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

6614/160 VICTORIA STREET CARLTON VIC 3053	\$450,000	29-Jul-22
5415/160 VICTORIA STREET CARLTON VIC 3053	\$520,000	01-Dec-22
2919/160 VICTORIA STREET CARLTON VIC 3053	\$457,500	02-Jun-22

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: 07 February 2023



**6614/160 VICTORIA STREET  
CARLTON VIC 3053**

1 1 -

Sold Price **\$450,000** Sold Date **29-Jul-22**

Distance **0km**



**5415/160 VICTORIA STREET  
CARLTON VIC 3053**

2 1 -

Sold Price **\$520,000** Sold Date **01-Dec-22**

Distance **0km**



**2919/160 VICTORIA STREET  
CARLTON VIC 3053**

1 1 -

Sold Price **\$457,500** Sold Date **02-Jun-22**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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