

## 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

102/22 ORR 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

\$135,000

&

\$145,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$353,000

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

105/22 ORR STREET CARLTON VIC 3053	\$145,000	18-Jun-24
304/22 ORR STREET CARLTON VIC 3053	\$132,000	16-Oct-23
708/22 ORR STREET CARLTON VIC 3053	\$146,000	19-Jun-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: 10 September 2024



**105/22 ORR STREET CARLTON VIC 3053** Sold Price <sup>RS</sup> **\$145,000** <sup>UN</sup> Sold Date **18-Jun-24**

1 1 -

Distance **0km**



**304/22 ORR STREET CARLTON VIC 3053** Sold Price **\$132,000** Sold Date **16-Oct-23**

1 1 -

Distance **0km**



**708/22 ORR STREET CARLTON VIC 3053** Sold Price **\$146,000** Sold Date **19-Jun-24**

1 1 -

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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