

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

1804/28 Bouverie Street, Carlton Vic 3053

Indicative selling price

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

Single price \$430,000

Median sale price

Median price \$589,500

Property Type Unit

Suburb Carlton

Period - From 01/10/2021

to 31/12/2021

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	1010/118 Franklin St MELBOURNE 3000	\$462,000	16/02/2022
2	804/518 Swanston St CARLTON 3053	\$440,000	01/02/2022
3	1515/673 La Trobe St DOCKLANDS 3008	\$420,000	15/01/2022

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:

25/02/2022 09:26

1804/28 Bouverie Street, Carlton Vic 3053



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$430,000

Median Unit Price
December quarter 2021: \$589,500

Comparable Properties



1010/118 Franklin St MELBOURNE 3000 (REI) **Agent Comments**

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Price: \$462,000
Method: Private Sale
Date: 16/02/2022
Property Type: Apartment



804/518 Swanston St CARLTON 3053 (REI) **Agent Comments**

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Price: \$440,000
Method: Private Sale
Date: 01/02/2022
Property Type: Apartment



1515/673 La Trobe St DOCKLANDS 3008 (REI) **Agent Comments**

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Price: \$420,000
Method: Private Sale
Date: 15/01/2022
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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