

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

15/34 Neill Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$412,500

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2023

to

30/06/2023

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	11/322 Albert St EAST MELBOURNE 3002	\$430,000	13/07/2023
2	24/187 Mckean St FITZROY NORTH 3068	\$416,000	28/06/2023
3	108/6 Mater St COLLINGWOOD 3066	\$400,000	16/08/2023

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:

01/10/2023 20:45



Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Comparable Properties



11/322 Albert St EAST MELBOURNE 3002 (VG) Agent Comments



Price: \$430,000

Method: Sale

Date: 13/07/2023

Property Type: Flat/Unit/Apartment (Res)



24/187 Mckean St FITZROY NORTH 3068 (VG) Agent Comments



Price: \$416,000

Method: Sale

Date: 28/06/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



108/6 Mater St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$400,000

Method: Private Sale

Date: 16/08/2023

Property Type: Apartment