

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 116/1 Bouverie Street, Carlton VIC 3053

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$392,250 Property type Unit Suburb Carlton

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

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
1407/28-44 BOUVERIE STREET CARLTON VIC 3053	\$395,000	28 Feb 2024
1219/555 SWANSTON STREET CARLTON VIC 3053	\$413,625	19 Jan 2024
211/495 RATHDOWNE STREET CARLTON VIC 3053	\$410,000	08 Nov 2023

This Statement of Information was prepared on: 17 April 2024