

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	20/117-121 Bouverie Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

&	\$209,000
	&

Median sale price

Median price	\$495,000	Hou	se	Unit	>	(Suburb	Carlton
Period - From	01/07/2017	to	30/06/2018		S	Source	REIV		

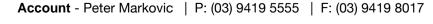
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	813/1 Bouverie St CARLTON 3053	\$300,000	30/03/2018
2	310/44 Brunswick St FITZROY 3065	\$250,000	31/08/2018
3	1008/131 Pelham St CARLTON 3053	\$191,000	08/08/2018

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.







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Rooms:

Property Type: Apartment Agent Comments

Indicative Selling Price \$190,000 - \$209,000 Median Unit Price Year ending June 2018: \$495,000

Comparable Properties

813/1 Bouverie St CARLTON 3053 (REI)

4 1

Price: \$300,000 Method: Private Sale Date: 30/03/2018 Rooms: 2

Property Type: Apartment

Agent Comments



310/44 Brunswick St FITZROY 3065 (REI)

Price: \$250,000 Method: Private Sale Date: 31/08/2018 Rooms: -

Property Type: Apartment

Agent Comments



1008/131 Pelham St CARLTON 3053 (REI)

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Price: \$191,000 Method: Private Sale Date: 08/08/2018 Rooms: -

Property Type: Apartment

Agent Comments

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