

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

20/117-121 Bouverie Street, Carlton Vic 3053

Indicative selling price

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

Range between \$190,000 & \$209,000

Median sale price

Median price \$495,000 House Unit X Suburb Carlton

Period - From 01/07/2017 to 30/06/2018 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	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)

Agent Comments

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



310/44 Brunswick St FITZROY 3065 (REI)

Agent Comments

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



1008/131 Pelham St CARLTON 3053 (REI)

Agent Comments

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