

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 **5709/160 Victoria Street, Carlton, VIC 3053**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between **\$630,000** & **\$680,000**

Median sale price

Median price **\$620,000** Property type **Unit** Suburb **Carlton**
Period - From **01/04/2024** to **30/06/2024** 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
1. 1707/23 Mackenzie Street Melbourne VIC 3000	\$655,000	29/08/2024
2. 1912/560 Lonsdale Street Melbourne VIC 3000	\$700,000	16/08/2024
3. 2806/27 Therry Street Melbourne VIC 3000	\$668,000	01/08/2024

This Statement of Information was prepared on: **10/09/2024**