

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

3516/160 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)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

1609/228 A'BECKETT STREET MELBOURNE VIC 3000	\$723,887	13-Mar-22
705A/640 SWANSTON STREET CARLTON VIC 3053	\$726,000	03-Jun-22
2403/27 TERRY STREET MELBOURNE VIC 3000	\$735,000	26-Feb-22

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 6 months.

This Statement of Information was prepared on: 01 February 2023



**1609/228 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$723,887

Sold Date

13-Mar-22

Distance

0.65km



**705A/640 SWANSTON STREET
CARLTON VIC 3053**

 2  2  1

Sold Price

\$726,000

Sold Date

03-Jun-22

Distance

0.52km



**2403/27 THERRY STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$735,000

Sold Date

26-Feb-22

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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