## 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

102/151 Princes Street, Carlton Vic 3053

#### Indicative selling price

Period - From 01/07/2023

| For the meaning | of this price see | consumer.vic.gov | v.au/underquoting |        |         |
|-----------------|-------------------|------------------|-------------------|--------|---------|
| Single pric     | e \$292,500       |                  |                   |        |         |
| Median sale p   | rice              |                  |                   |        |         |
| Median price    | \$497,000         | Property Type    | Unit              | Suburb | Carlton |
|                 |                   |                  |                   |        |         |

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

to

30/09/2023

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

16/12/2023 16:04









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$292,500 Median Unit Price September quarter 2023: \$497,000

Year Built: 2011 OC fee: approx. \$3198 per year Council Rate: \$750 per year Water Rate: approx. \$679 per year

Currently Tenanted with Rental Return \$1738 per month until 01 Jan 2025!

# **Comparable Properties**

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.

Account - The One Real Estate (AU) | P: 03 7007 5707





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