

# 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 407/81 Cemetery Road East, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$475,000

### Median sale price

Median price \$430,000 Property Type Unit Suburb Carlton

Period - From 01/07/2024 to 30/09/2024 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	908/6 Leicester St CARLTON 3053	\$471,000	28/10/2024
2	1610/442 Elizabeth St MELBOURNE 3000	\$465,000	23/09/2024
3	102/81 Cemetery Rd.E CARLTON 3053	\$465,000	27/07/2024

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.~~

This Statement of Information was prepared on: 06/11/2024 20:46

407/81 Cemetery Road East, Carlton Vic 3053



 2  1  1

**Property Type:** Apartment  
**Land Size:** 0 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$450,000 - \$475,000  
**Median Unit Price**  
September quarter 2024: \$430,000

## Comparable Properties



**908/6 Leicester St CARLTON 3053 (REI)**

**Agent Comments**

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**Price:** \$471,000  
**Method:** Private Sale  
**Date:** 28/10/2024  
**Property Type:** Apartment



**1610/442 Elizabeth St MELBOURNE 3000 (REI)** **Agent Comments**

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**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Property Type:** Apartment



**102/81 Cemetery Rd.E CARLTON 3053 (REI)**

**Agent Comments**

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**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 27/07/2024  
**Property Type:** Apartment



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