

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

6604/160 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2023

to

31 Oct 2024

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

5314/160 VICTORIA STREET CARLTON VIC 3053	\$510,000	17-Sep-24
4019/160 VICTORIA STREET CARLTON VIC 3053	\$480,000	01-Jul-24

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: 08 November 2024

**5314/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **17-Sep-24**Distance **0km****4019/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price **\$480,000** Sold Date **01-Jul-24**Distance **0km****RS** = Recent sale**UN** = Undisclosed Sale

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