

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

604/28-44 BOUVERIE 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2024

to

31 Jan 2025

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

404/28-44 BOUVERIE STREET CARLTON VIC 3053	\$599,000	07-Mar-24
1204/28-44 BOUVERIE STREET CARLTON VIC 3053	\$509,000	05-Apr-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: 10 February 2025

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**404/28-44 BOUVERIE STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$599,000** Sold Date **07-Mar-24**

Distance **0km**



**1204/28-44 BOUVERIE STREET
CARLTON VIC 3053**

2 2 -

Sold Price **\$509,000** Sold Date **05-Apr-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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