

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

504/22 ORR 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

\$130,000

&

\$140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,499

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2021

to

30 Nov 2022

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

105/22 ORR STREET CARLTON VIC 3053	\$140,000	01-Jul-22
408/22 ORR STREET CARLTON VIC 3053	\$134,500	11-Nov-22
620/488 SWANSTON STREET CARLTON VIC 3053	\$135,000	06-May-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: 08 December 2022



105/22 ORR STREET CARLTON VIC 3053

Sold Price

\$140,000

Sold Date

01-Jul-22

 1

 1

 1

Distance

0km



408/22 ORR STREET CARLTON VIC 3053

Sold Price

^{RS} **\$134,500** ^{UN}

Sold Date

11-Nov-22

 1

 1

 -

Distance

0km



620/488 SWANSTON STREET CARLTON VIC 3053

Sold Price

\$135,000

Sold Date

06-May-22

 1

 1

 1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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