

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

709/28-44 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2024

to

30 Apr 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

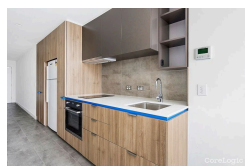
Date of sale

1801/28-44 BOUVERIE STREET CARLTON VIC 3053	\$355,000	22-Feb-25
24/520-528 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$405,000	28-Mar-25
1617/160 VICTORIA STREET CARLTON VIC 3053	\$380,000	02-Dec-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 May 2025



**1801/28-44 BOUVERIE STREET
CARLTON VIC 3053**

 1  1  -

Sold Price **\$355,000** Sold Date **22-Feb-25**

Distance **0km**

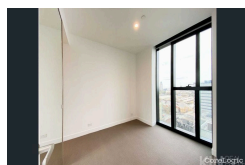


**24/520-528 VICTORIA STREET
NORTH MELBOURNE VIC 3051**

 1  1  -

Sold Price ^{RS} **\$405,000** Sold Date **28-Mar-25**

Distance **1.17km**



**1617/160 VICTORIA STREET
CARLTON VIC 3053**

 1  1  -

Sold Price **\$380,000** Sold Date **02-Dec-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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