

# 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

1214/160 Victoria Street, 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

\$560,000

&

\$600,000

### Median sale price

Median price

\$409,000

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2023

to

31/12/2023

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	6511/160 Victoria St CARLTON 3053	\$665,000	20/11/2023
2	1207/483 Swanston St MELBOURNE 3000	\$610,000	18/12/2023
3	3502/483 Swanston St MELBOURNE 3000	\$600,000	26/02/2024

**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:

12/04/2024 12:00



**Property Type:** Strata Unit/Flat  
**Land Size:** 74.3 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$600,000  
**Median Unit Price**  
December quarter 2023: \$409,000

## Comparable Properties



**6511/160 Victoria St CARLTON 3053 (REI/VG)** **Agent Comments**



**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** Apartment



**1207/483 Swanston St MELBOURNE 3000 (VG)** **Agent Comments**



**Price:** \$610,000  
**Method:** Sale  
**Date:** 18/12/2023  
**Property Type:** Strata Unit/Flat



**3502/483 Swanston St MELBOURNE 3000 (REI)** **Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** Unit