

## 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

1501/160 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2023

to

31 May 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

1819/160 VICTORIA STREET CARLTON VIC 3053	\$462,500	31-Jan-24
3701/160 VICTORIA STREET CARLTON VIC 3053	\$460,000	23-Apr-24
416B/160 VICTORIA STREET CARLTON VIC 3053	\$502,000	06-Dec-23

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: 28 June 2024



**1819/160 VICTORIA STREET  
CARLTON VIC 3053**

1 1 -

Sold Price **\$462,500** Sold Date **31-Jan-24**

Distance **0km**

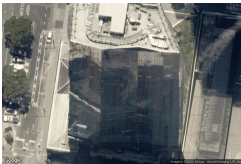


**3701/160 VICTORIA STREET  
CARLTON VIC 3053**

1 1 -

Sold Price <sup>RS</sup> **\$460,000** <sup>UN</sup> Sold Date **23-Apr-24**

Distance **0km**



**416B/160 VICTORIA STREET  
CARLTON VIC 3053**

1 - -

Sold Price **\$502,000** Sold Date **06-Dec-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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