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	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$639,000

Median sale price

Median price	\$441,000	Pro	pperty Type Uni	t		Suburb	Carlton
Period - From	01/10/2022	to	30/09/2023	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	2108/555 Swanston St CARLTON 3053	\$650,000	01/08/2023
2	502/393 Spencer St WEST MELBOURNE 3003	\$640,000	11/09/2023
3	1003/105 Batman St WEST MELBOURNE 3003	\$640,000	09/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/12/2023 14:31



Nelson Alexander

James Pilliner 9347 4322 0405 106 421 jpilliner@nelsonalexander.com.au

Indicative Selling Price \$639,000 Median Unit Price Year ending September 2023: \$441,000



Comparable Properties



2108/555 Swanston St CARLTON 3053 (REI)

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Price: \$650,000 Method: Private Sale Date: 01/08/2023

Property Type: Apartment

Agent Comments

Agent Comments



502/393 Spencer St WEST MELBOURNE 3003

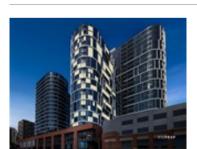
(REI/VG)

2 - 2



Price: \$640,000 Method: Private Sale Date: 11/09/2023

Property Type: Apartment



1003/105 Batman St WEST MELBOURNE 3003 Agent Comments

(REI)

2



Price: \$640,000 Method: Private Sale Date: 09/11/2023

Property Type: Apartment

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