

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

3418/160 VICTORIA 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

\$400,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 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

1007/28-44 BOUVERIE STREET CARLTON VIC 3053	\$390,000	26-Dec-23
1819/160 VICTORIA STREET CARLTON VIC 3053	\$460,000	31-Jan-24
5415/160 VICTORIA STREET, CARLTON, VIC 3053	\$520,000	01-Dec-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: 14 May 2024

**1007/28-44 BOUVERIE STREET
CARLTON VIC 3053**

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Sold Price **\$390,000** Sold Date **26-Dec-23**Distance **0.05km****902/145 QUEENSBERRY STREET
CARLTON VIC 3053**

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Sold Price **\$432,000** Sold Date **19-Feb-23**Distance **0.21km****103/145 QUEENSBERRY STREET
CARLTON VIC 3053**

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Sold Price **\$413,000** Sold Date **26-Oct-23**Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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