

## 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

3704/160 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

\$895,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$347,500

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

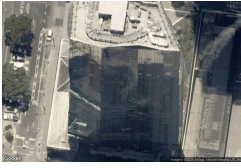
Date of sale

3404/160 VICTORIA STREET CARLTON VIC 3053	\$804,999	07-Feb-23
6303/160 VICTORIA STREET CARLTON VIC 3053	\$900,000	25-Jun-22
6403/160 VICTORIA STREET CARLTON VIC 3053	\$880,000	30-Jun-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: 22 May 2024



**3404/160 VICTORIA STREET  
 CARLTON VIC 3053**

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Sold Price **\$804,999** Sold Date **07-Feb-23**

Distance **0km**



**6303/160 VICTORIA STREET  
 CARLTON VIC 3053**

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Sold Price **\$900,000** Sold Date **25-Jun-22**

Distance **0km**



**6403/160 VICTORIA STREET  
 CARLTON VIC 3053**

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Sold Price **\$880,000** Sold Date **30-Jun-22**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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