

## 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

4/97-103 ELGIN 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

\$1,050,000

&

\$1,150,000

### 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

4/1009 RATHDOWNE STREET CARLTON NORTH VIC 3054	\$1,185,000	26-Apr-24
11 KEPPEL STREET CARLTON VIC 3053	\$1,151,000	17-Feb-24

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: 31 May 2024



**4/1009 RATHDOWNE STREET  
CARLTON NORTH VIC 3054**

 2  1  1

Sold Price <sup>RS</sup> **\$1,185,000** Sold Date **26-Apr-24**

Distance **1.97km**



**11 KEPPEL STREET CARLTON VIC  
3053**

 3  1  1

Sold Price <sup>RS</sup> **\$1,151,000** Sold Date **17-Feb-24**

Distance **0.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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