

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 401/139-143 Bouverie Street, Carlton, VIC 3053

Indicative selling price

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

Single Price \$149,990

Median sale price

Median price \$405,000 Property Type Apartment Suburb Carlton (3053)

Period - From 01/05/2024 to 30/04/2025 Source CoreLogic

Comparable property sales

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	Price	Date of sale
213/127-133 LEICESTER STREET, CARLTON VIC 3053	\$170,000	18/12/2024
515/131 PELHAM STREET, CARLTON VIC 3053	\$160,000	12/02/2025
3712/478 SWANSTON STREET, CARLTON VIC 3053	\$150,000	16/05/2025

This Statement of Information was prepared on: 30/05/2025