

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

502/139-143 BOUVERIE 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

\$130,000

&

\$143,000

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

801/139-143 BOUVERIE STREET CARLTON VIC 3053	\$136,000	19-Feb-24
803/139-143 BOUVERIE STREET CARLTON VIC 3053	\$140,000	03-Mar-24
607/139-143 BOUVERIE STREET CARLTON VIC 3053	\$135,000	09-Mar-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: 28 May 2024



**801/139-143 BOUVERIE STREET
CARLTON VIC 3053**

Sold Price

\$136,000

Sold Date

19-Feb-24

 1  1  -

Distance

0km



**803/139-143 BOUVERIE STREET
CARLTON VIC 3053**

Sold Price

\$140,000

Sold Date

03-Mar-24

 1  1  -

Distance

0km



**607/139-143 BOUVERIE STREET
CARLTON VIC 3053**

Sold Price

\$135,000

Sold Date

09-Mar-24

 1  1  -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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