

## 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

506/9-13 EARL 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

\$130,000

&

\$143,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 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

108/9-13 EARL STREET CARLTON VIC 3053	\$134,000	15-Feb-24
603/9-13 EARL STREET CARLTON VIC 3053	\$130,000	18-May-23
613/9-13 EARL STREET CARLTON VIC 3053	\$135,000	15-Jun-23

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: 19 March 2024



**108/9-13 EARL STREET CARLTON  
 VIC 3053**

Sold Price <sup>RS</sup> **\$134,000** <sup>UN</sup> Sold Date **15-Feb-24**

 1  1  -

Distance **0km**



**603/9-13 EARL STREET CARLTON  
 VIC 3053**

Sold Price **\$130,000** Sold Date **18-May-23**

 1  1  -

Distance **0km**



**613/9-13 EARL STREET CARLTON  
 VIC 3053**

Sold Price **\$135,000** Sold Date **15-Jun-23**

 1  1  -

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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