

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

5104/160 VICTORIA 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

\$720,000

&

\$740,000

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

| | | |
|---|-----------|-----------|
| 3516/160 VICTORIA STREET CARLTON VIC 3053 | \$700,000 | 03-Jan-23 |
| 6102/160 VICTORIA STREET CARLTON VIC 3053 | \$765,000 | 07-Mar-23 |
| 3104/160 VICTORIA STREET CARLTON VIC 3053 | \$790,000 | 31-May-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: 17 May 2024

**3516/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price **\$700,000** Sold Date **03-Jan-23**Distance **0.01km****6102/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price **\$765,000** Sold Date **07-Mar-23**Distance **0km****3104/160 VICTORIA STREET
CARLTON VIC 3053**

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Sold Price **\$790,000** Sold Date **31-May-23**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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