

## 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

96 KAY 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Carlton

Period-from

01 Nov 2022

to

31 Oct 2023

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

728 LYGON STREET CARLTON NORTH VIC 3054	\$973,000	03-Jun-23
21 SHAKESPEARE STREET CARLTON NORTH VIC 3054	\$985,000	24-Sep-23
178 FENWICK STREET CARLTON NORTH VIC 3054	\$985,000	31-Jul-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: 15 November 2023

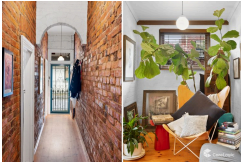


**728 LYGON STREET CARLTON  
 NORTH VIC 3054**

 2  1  -

Sold Price **\$973,000** Sold Date **03-Jun-23**

Distance **0.66km**



**21 SHAKESPEARE STREET  
 CARLTON NORTH VIC 3054**

 2  1  -

Sold Price **\$985,000** Sold Date **24-Sep-23**

Distance **0.78km**



**178 FENWICK STREET CARLTON  
 NORTH VIC 3054**

 2  1  -

Sold Price Sold Date **31-Jul-23**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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