

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

1004/160 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2023

to

31 Mar 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

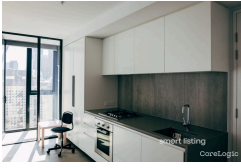
Date of sale

1608/60 A'BECKETT STREET MELBOURNE VIC 3000	\$715,000	22-Feb-24
1906/155 FRANKLIN STREET MELBOURNE VIC 3000	\$686,000	15-Nov-23
3610/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$695,000	28-Oct-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: 28 April 2024



**1608/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$715,000** Sold Date **22-Feb-24**

Distance **0.3km**



**1906/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$686,000** Sold Date **15-Nov-23**

Distance **0.39km**



**3610/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 -

Sold Price **\$695,000** Sold Date **28-Oct-23**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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