

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

4103/160 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2023

to

31 Dec 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

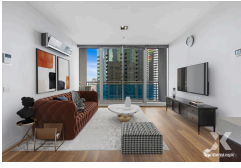
Date of sale

1806/483 SWANSTON STREET MELBOURNE VIC 3000	510000	10-Nov-23
2106/483 SWANSTON STREET MELBOURNE VIC 3000	560000	18-Sep-23
6014/160 VICTORIA STREET CARLTON VIC 3053	510000	19-Aug-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: 08 January 2024



**1806/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **510000** Sold Date **10-Nov-23**

Distance **0.13km**



**2106/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **560000** Sold Date **18-Sep-23**

Distance **0.13km**

**6014/160 VICTORIA STREET
CARLTON VIC 3053**

1 1 -

Sold Price **510000** Sold Date **19-Aug-23**

Distance **-**



**1304/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **525000** ^{UN} Sold Date **04-Oct-23**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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