

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

919/160 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

\$500,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2023

to

31 Aug 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

1214/160 VICTORIA STREET CARLTON VIC 3053	\$565,000	24-May-24
3701/160 VICTORIA STREET CARLTON VIC 3053	\$460,000	23-Apr-24
1204/28-44 BOUVERIE STREET CARLTON VIC 3053	\$509,000	05-Apr-24

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: 03 September 2024



**1214/160 VICTORIA STREET
CARLTON VIC 3053**

2 2 -

Sold Price ^{RS} **\$565,000** Sold Date **24-May-24**

Distance **0km**



**3701/160 VICTORIA STREET
CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **23-Apr-24**

Distance **0km**



**1204/28-44 BOUVERIE STREET
CARLTON VIC 3053**

2 2 -

Sold Price **\$509,000** Sold Date **05-Apr-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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