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	801/1-19 Bouverie 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	$290,000	&	$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,000	Property type	Unit	Suburb	Carlton
Period-from	01 Feb 2021	to	31 Jan 2022	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.

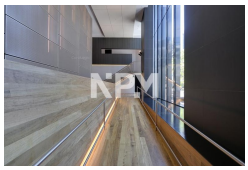
Address of comparable property	Price	Date of sale
3605/80 A'Beckett Street Melbourne VIC 3000	$308,000	04-Oct-21
1004/6 Leicester Street Carlton VIC 3053	$305,000	24-Jan-21
1303/555 Swanston Street Carlton VIC 3053	$308,000	28-Dec-21

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: 04 February 2022

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3605/80 A'Beckett Street Melbourne VIC 3000

1 1 -

Sold Price **$308,000** Sold Date **04-Oct-21**

Distance **0.31km**



1004/6 Leicester Street Carlton VIC 3053

1 1 -

Sold Price **$305,000** Sold Date **24-Jan-21**

Distance **0.07km**



1303/555 Swanston Street Carlton VIC 3053

1 1 -

Sold Price RS **$308,000** UN Sold Date **28-Dec-21**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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