

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

2002/28-44 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2020

to

31 Jan 2021

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

2202/483 Swanston Street Melbourne VIC 3000	\$595,500	21-Mar-20
4103/81 Abeckett Street Melbourne VIC 3000	\$585,000	13-Jan-20
1209/22-24 Jane Bell Lane Melbourne VIC 3000	\$570,000	29-Jan-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: 22 February 2021



**2202/483 Swanston Street
Melbourne VIC 3000**

 2  1  1

Sold Price

\$595,500

Sold Date

21-Mar-20

Distance

0.18km



**4103/81 Abeckett Street Melbourne
VIC 3000**

 2  1  1

Sold Price

\$585,000

Sold Date

13-Jan-20

Distance

0.41km



**1209/22-24 Jane Bell Lane
Melbourne VIC 3000**

 2  1  1

Sold Price

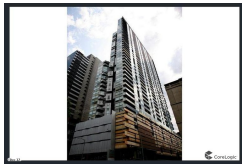
^{RS} **\$570,000** ^{UN}

Sold Date

29-Jan-21

Distance

0.63km



**1309/22-24 Jane Bell Lane
Melbourne VIC 3000**

 2  1  1

Sold Price

\$590,000

Sold Date

19-Nov-20

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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