

## 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

6912/160 VICTORIA STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2023

to

30 Nov 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





3104/160 VICTORIA STREET CARLTON VIC 3053	\$790,000	31-May-23
3404/160 VICTORIA STREET CARLTON VIC 3053	\$804,999	07-Feb-23
4104/160 VICTORIA STREET CARLTON VIC 3053	\$818,360	30-Jan-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: 03 December 2024

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	<b>3104/160 VICTORIA STREET CARLTON VIC 3053</b>	Sold Price	<b>\$790,000</b>	Sold Date	<b>31-May-23</b>
	 2  2  1			Distance	<b>0.02km</b>

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	<b>3404/160 VICTORIA STREET CARLTON VIC 3053</b>	Sold Price	<b>\$804,999</b>	Sold Date	<b>07-Feb-23</b>
	 2  2  -			Distance	<b>0.02km</b>

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	<b>4104/160 VICTORIA STREET CARLTON VIC 3053</b>	Sold Price	<b>\$818,360</b>	Sold Date	<b>30-Jan-23</b>
	 2  2  1			Distance	<b>0.02km</b>

RS = Recent sale      UN = Undisclosed Sale

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