

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

213/1-19 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

\$315,000

&

\$343,000

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

| | | |
|--|-----------|-----------|
| 1201/28-44 BOUVERIE STREET CARLTON VIC 3053 | \$390,000 | 19-Dec-23 |
| 103/145 QUEENSBERRY STREET CARLTON VIC 3053 | \$413,000 | 26-Oct-23 |
| 5408/442-450 ELIZABETH STREET MELBOURNE VIC 3000 | \$472,800 | 08-Nov-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: 18 January 2024



**1201/28-44 BOUVERIE STREET
CARLTON VIC 3053**

 1  1  1

Sold Price ^{RS} **\$390,000** Sold Date **19-Dec-23**

Distance **0.09km**



**103/145 QUEENSBERRY STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$413,000** Sold Date **26-Oct-23**

Distance **0.28km**



**5408/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$472,800** Sold Date **08-Nov-23**

Distance **0.25km**

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

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