

## 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

105/24-30 BARKLY PLACE 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

\$100,000

&

\$110,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$474,999

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2021

to

30 Sep 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

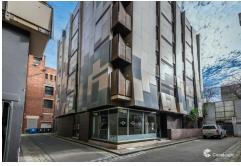
Date of sale

506/24-30 BARKLY PLACE CARLTON VIC 3053	\$108,000	16-Sep-22
506/139-143 BOUVERIE STREET CARLTON VIC 3053	\$110,000	30-Aug-22
LEVEL 1-10/600 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$110,000	31-Aug-22

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: 20 October 2022


**506/24-30 BARKLY PLACE  
CARLTON VIC 3053**
 1   
  1   
  -

 Sold Price        **\$108,000**    Sold Date    **16-Sep-22**

 Distance        **0km**

**506/139-143 BOUVERIE STREET  
CARLTON VIC 3053**
 -   
  1   
  -

 Sold Price        <sup>RS</sup> **\$110,000** <sup>UN</sup>    Sold Date    **30-Aug-22**

 Distance        **0.03km**

**LEVEL 1-10/600 LITTLE BOURKE  
STREET MELBOURNE VIC 3000**
 1   
  1   
  1

 Sold Price        **\$110,000**    Sold Date    **31-Aug-22**

 Distance        **1.5km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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