

IN2REALTY.

# STATEMENT OF INFORMATION

5606/160 VICTORIA ST, CARLTON, VIC 3053

PREPARED BY IN2REALTY, 200 LYGON STREET CARLTON

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**5606/160 VICTORIA ST, CARLTON, VIC**

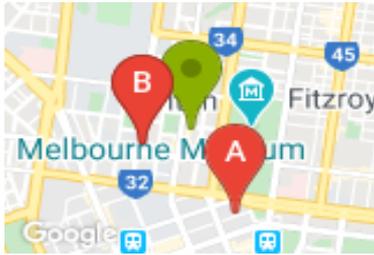
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Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$1,022,500**

## MEDIAN SALE PRICE



**CARLTON, VIC, 3053**

Suburb Median Sale Price (Unit)

**\$380,000**

01 April 2019 to 31 March 2020

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**225/28 LITTLE LONSDALE ST, MELBOURNE,**

3 2 1

Sale Price

**\*\*\$900,000**

Sale Date: 27/05/2020

Distance from Property: 671m



**538 SWANSTON ST, CARLTON, VIC 3053**

3 2 2

Sale Price

**\*\*\$900,000**

Sale Date: 30/04/2020

Distance from Property: 343m



**19/540 SWANSTON ST, CARLTON, VIC 3053**

3 2 2

Sale Price

**\$900,000**

Sale Date: 30/04/2020

Distance from Property: 343m



This report has been compiled on 18/06/2020 by IN2REALTY. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

### Median sale price

Median price  Property type  Suburb   
Period  Source

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
225/28 LITTLE LONSDALE ST, MELBOURNE, VIC 3000	**\$900,000	27/05/2020
538 SWANSTON ST, CARLTON, VIC 3053	**\$900,000	30/04/2020
19/540 SWANSTON ST, CARLTON, VIC 3053	\$900,000	30/04/2020

This Statement of Information was prepared