

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

165A Elgin Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$840,000

Median sale price

Median price

\$571,250

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2021

to

31/03/2022

Source

REIV

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 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
1	3/600 Station St CARLTON NORTH 3054	\$880,000	09/04/2022
2	3A/767 Nicholson St CARLTON NORTH 3054	\$871,250	26/03/2022
3	1/36 Berkeley St CARLTON 3053	\$832,000	04/03/2022

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 six months.~~

This Statement of Information was prepared on:

19/05/2022 09:23



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$840,000

Median Unit Price

Year ending March 2022: \$571,250

Comparable Properties



3/600 Station St CARLTON NORTH 3054 (REI) Agent Comments

 2  1  1

Price: \$880,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit



3A/767 Nicholson St CARLTON NORTH 3054 (REI) Agent Comments

 2  1  -

Price: \$871,250

Method: Auction Sale

Date: 26/03/2022

Property Type: Apartment



1/36 Berkeley St CARLTON 3053 (REI) Agent Comments

 2  1  1

Price: \$832,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: Apartment