Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	or sale						
Addre Including suburb at postco	nd 100/(Lig	gin Street, Carlton Vi	3053		к		
Indicative selling	price						
For the meaning of th	nis price see	consumer.vic.gov.au	ı/underquotir	ng			
Single price \$840,000							
Median sale price							
Median price \$57	1,250	Property Type Uni	t	Suburb	Carlton		
Period - From 01/0	04/2021	to 31/03/2022	Sou	urce REIV			
Comparable property sales (*Delete A or B below as applicable)							
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.							

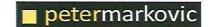
Address of comparable property		Price	Date of sale
1	3/600 Station St CARLTON NORTH 3054	\$880,000	09/04/2022
2	3A/767 Nicholson St CARLTON NORTH 3054	\$871,250	26/03/2022
3	1/36 Berkeley St CARLTON 3053	\$832,000	04/03/2022

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:	10/05/2022 00:22	
this statement of information was prepared or	19/05/2022 09:23	









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

Price: \$880,000 Method: Auction Sale Date: 09/04/2022 Property Type: Unit



3A/767 Nicholson St CARLTON NORTH 3054

(REI)



Price: \$871,250 Method: Auction Sale Date: 26/03/2022 Property Type: Apartment

Agent Comments

Agent Comments



1/36 Berkeley St CARLTON 3053 (REI)

Price: \$832,000

Method: Sold Before Auction

Date: 04/03/2022

Property Type: Apartment





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