

## 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

615/1-19 Bouverie Street 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

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2020

to

30 Nov 2021

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

2207/25 Therry Street Melbourne VIC 3000	\$480,000	07-Dec-21
801/6 Leicester Street Carlton VIC 3053	\$500,000	06-Jul-21
302/111 Leicester Street Carlton VIC 3053	\$530,000	18-Sep-21

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: 16 December 2021

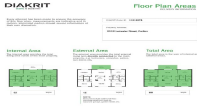


**2207/25 Therry Street Melbourne VIC 3000**

Sold Price <sup>RS</sup> **\$480,000** <sup>UN</sup> Sold Date **07-Dec-21**

 2  1  1

Distance **0.11km**



**801/6 Leicester Street Carlton VIC 3053**

Sold Price **\$500,000** Sold Date **06-Jul-21**

 2  1  1

Distance **0.07km**



**302/111 Leicester Street Carlton VIC 3053**

Sold Price **\$530,000** Sold Date **18-Sep-21**

 2  1  1

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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