

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

401/139 Bouverie Street, Carlton Vic 3053

Indicative selling price

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

Single price \$147,500

Median sale price

Median price \$375,000

Property Type Unit

Suburb Carlton

Period - From 06/10/2019

to 05/10/2020

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	151/800 Swanston St CARLTON 3053	\$218,000	26/05/2020
2	210/528 Swanston St CARLTON 3053	\$215,000	23/06/2020
3	3/117-121 Bouverie St CARLTON 3053	\$174,600	05/08/2020

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:

06/10/2020 16:43



Property Type:
Agent Comments

Indicative Selling Price
\$147,500
Median Unit Price
06/10/2019 - 05/10/2020: \$375,000

Comparable Properties

151/800 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$218,000
Method: Private Sale
Date: 26/05/2020
Property Type: Apartment



210/528 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$215,000
Method: Private Sale
Date: 23/06/2020
Rooms: 2
Property Type: Studio Apartment



3/117-121 Bouverie St CARLTON 3053 (REI) Agent Comments



Price: \$174,600
Method: Private Sale
Date: 05/08/2020
Property Type: Apartment

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