

## 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

612/139-143 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

\$160,000

&

\$165,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2018

to

31 Oct 2019

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

102/139-143 Bouverie Street Carlton VIC 3053	\$160,000	09-Aug-19
605/127-133 Leicester Street Carlton VIC 3053	\$179,000	16-Jul-19
606/131 Pelham Street Carlton VIC 3053	\$177,500	22-Aug-19

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: 23 November 2019



**102/139-143 Bouverie Street  
Carlton VIC 3053**

1 1 -

Sold Price

**\$160,000**

Sold Date **09-Aug-19**

Distance

-



**605/127-133 Leicester Street  
Carlton VIC 3053**

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Sold Price

**\$179,000**

Sold Date **16-Jul-19**

Distance

**0.14km**



**606/131 Pelham Street Carlton VIC  
3053**

1 1 1

Sold Price

**\$177,500**

Sold Date **22-Aug-19**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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