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	4/279-283 Nicholson Street Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$480,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$289,444	Property type	Unit	Suburb	Carlton
Period-from	01 Apr 2020	to	31 Mar 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
108/545 Rathdowne Street Carlton VIC 3053	$430,000	23-Nov-20
602/495 Rathdowne Street Carlton VIC 3053	$515,000	03-Feb-21
209/18 Finlay Place Carlton VIC 3053	$511,000	26-Nov-20

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: 21 April 2021

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108/545 Rathdowne Street Carlton VIC 3053

2 1 1

Sold Price **$430,000** Sold Date **23-Nov-20**

Distance **0.39km**



602/495 Rathdowne Street Carlton VIC 3053

2 1 1

Sold Price **$515,000** Sold Date **03-Feb-21**

Distance **0.41km**



209/18 Finlay Place Carlton VIC 3053

2 1 1

Sold Price **$511,000** Sold Date **26-Nov-20**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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