

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

510/22 Orr 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

\$195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2018

to

30 Nov 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

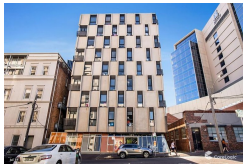
Date of sale

605/127-133 Leicester Street Carlton VIC 3053	\$179,000	16-Jul-19
14/800 Swanston Street Carlton VIC 3053	\$188,000	20-Aug-19
443/800 Swanston Street Carlton VIC 3053	\$190,000	06-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: 04 December 2019



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

 1  1  -

Sold Price

\$179,000

Sold Date

16-Jul-19

Distance

0.6km



**14/800 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$188,000

Sold Date

20-Aug-19

Distance

0.94km



**443/800 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$190,000

Sold Date

06-Aug-19

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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