

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

115/1 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)

Single price

\$ 437,000

or range between

\$

&

\$

### Median sale price

Median price

\$ 390,000

House

Unit

Suburb

CARLTON

Period - From

01/09/2018

to

01/09/2019

Source

APM PriceFinder

### Comparable property sales

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
233 COLLINS STREET, MELBOURNE VIC 3000	\$ 382,000	15/08/2019
565 FLINDERS STREET, MELBOURNE VIC 3000	\$ 336,000	18/09/2019
501 LITTLE COLLINS STREET, MELBOURNE VIC 3000	\$ 470,000	02/09/2019