

# 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

1603/28 Bouverie Street, Carlton Vic 3053
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$525,000
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 & 

\$545,000
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### Median sale price

Median price 

\$490,000
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 Property Type 

Unit
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 Suburb 

Carlton
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Period - From 

01/07/2018
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 to 

30/06/2019
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 Source 

REIV
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### 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	2112/80 Abeckett St, Melbourne, Vic 3000, Australia	\$525,000	29/08/2019
2	1203/68 La Trobe St MELBOURNE 3000	\$560,000	21/08/2019
3	702/220 Spencer St MELBOURNE 3000	\$522,000	27/07/2019

**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: 

16/09/2019 15:16
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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$525,000 - \$545,000

**Median Unit Price**

Year ending June 2019: \$490,000

## Comparable Properties

2112/80 Abeckett St, Melbourne, Vic 3000,  
Australia (REI)

**Agent Comments**

2   1   1

**Price:** \$525,000

**Method:**

**Date:** 29/08/2019

**Property Type:** Unit



1203/68 La Trobe St MELBOURNE 3000 (REI)

**Agent Comments**

2   1   1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 21/08/2019

**Rooms:** 3

**Property Type:** Apartment



702/220 Spencer St MELBOURNE 3000 (REI)

**Agent Comments**

2   2   -

**Price:** \$522,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Property Type:** Apartment