

Top Lane

Statement of Information Internet advertising for single residential property located within the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address **1, 8 CARLTON 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 \$1,200,000 & \$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median price \$426,500 *House *Unit Suburb or locality **CARLTON**

Period - From **01/04/2018** to **31/03/2019** Source **Pricefinder**

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last twelve 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
401/108 QUEENSBERRY ST, CARLTON VIC 3053	\$1,250,000	23/04/2019
202/520 RATHDOWNE ST, CARLTON NORTH VIC 3054	\$1,150,000	19/11/2018
16/22 GRATTAN ST, CARLTON VIC 3053	\$1,255,000	17/11/2018