

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	109/50 Barry Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$165,000	&	\$180,000
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Median sale price

Median price	\$377,500	Hou	se	Unit	Х		Suburb	Carlton
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

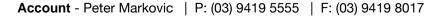
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	102/55 Villiers St NORTH MELBOURNE 3051	\$176,000	25/01/2018
2	812/127-133 Leicester St CARLTON 3053	\$175,000	24/11/2017
3	506/9 Earl St CARLTON 3053	\$150,000	21/11/2017

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.

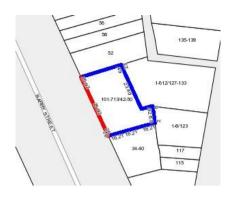






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Indicative Selling Price \$165,000 - \$180,000 Median Unit Price December quarter 2017: \$377,500

Comparable Properties



102/55 Villiers St NORTH MELBOURNE 3051

(REI)

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Price: \$176,000 Method: Private Sale Date: 25/01/2018

Rooms: 2

Property Type: Apartment

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Agent Comments



812/127-133 Leicester St CARLTON 3053 (REI) Agent Comments





Price: \$175,000 Method: Private Sale Date: 24/11/2017

Rooms: -

Property Type: Studio Apartment



506/9 Earl St CARLTON 3053 (REI)

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Price: \$150,000 **Method:** Private Sale **Date:** 21/11/2017

Rooms: -

Property Type: Studio Apartment

Agent Comments

