

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

17/108 Elgin 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,472,500

Property type

House

Suburb

Carlton

Period-from

01 Oct 2020

to

30 Sep 2021

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

306/2 Hotham Street Collingwood VIC 3066	\$516,000	04-May-21
701/8 Keele Street Collingwood VIC 3066	\$518,000	04-Jun-21
110/336-376 Russell Street Melbourne VIC 3000	\$525,000	24-Jun-21

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: 07 October 2021

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306/2 Hotham Street Collingwood VIC 3066 Sold Price **\$516,000** Sold Date **04-May-21**

 1  1  1

Distance **1.24km**



701/8 Keele Street Collingwood VIC 3066 Sold Price **\$518,000** Sold Date **04-Jun-21**

 1  1  1

Distance **1.24km**



110/336-376 Russell Street Melbourne VIC 3000 Sold Price **\$525,000** Sold Date **24-Jun-21**

 1  1  1

Distance **1.31km**



11/19-25 McIlwraith Street Princes Hill VIC 3054 Sold Price **\$501,000** Sold Date **08-May-21**

 1  1  1

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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