

STATEMENT OF INFORMATION

308/42-50 BARRY STREET, CARLTON, VIC 3053

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005



CHILLI REALTY

Red Hot Service - Red Hot Results

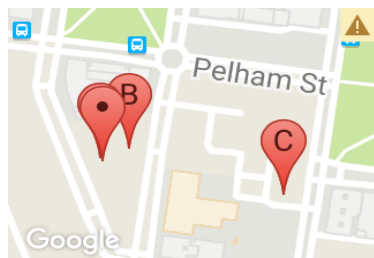
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**308/42-50 BARRY STREET, CARLTON, VIC** 1 1 -**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$167,500**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**CARLTON, VIC, 3053**

Suburb Median Sale Price (Unit)

\$386,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**102/42 BARRY ST, CARLTON, VIC 3053** 1 1 -

Sale Price

***\$165,000**

Sale Date: 28/02/2018

Distance from Property: 2m

**812/127 LEICESTER ST, CARLTON, VIC 3053** 1 1 -

Sale Price

\$175,000

Sale Date: 24/11/2017

Distance from Property: 25m

**110/139 BOUVERIE ST, CARLTON, VIC 3053** 1 1 -

Sale Price

\$182,500

Sale Date: 30/11/2017

Distance from Property: 151m

**This report has been compiled on 20/04/2018 by Chilli Realty. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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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

308/42-50 BARRY STREET, CARLTON, VIC 3053

Indicative selling price

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

Single Price:

\$167,500

Median sale price

Median price

\$386,000

House

Unit

X

Suburb

CARLTON

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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
102/42 BARRY ST, CARLTON, VIC 3053	*\$165,000	28/02/2018
812/127 LEICESTER ST, CARLTON, VIC 3053	\$175,000	24/11/2017
110/139 BOUVERIE ST, CARLTON, VIC 3053	\$182,500	30/11/2017