Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 307/151 Princes Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$275,000		&		\$299,000			
Median sale pr	rice							
Median price	\$509,500	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2508/500 Elizabeth St MELBOURNE 3000	\$290,000	24/04/2025
2			
3			

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:

01/07/2025 12:04









Property Type: Apartment Agent Comments Adam Cusinato 03 9810 5023 0467 029 069 AdamCusinato@jelliscraig.com.au

Indicative Selling Price \$275,000 - \$299,000 Median Unit Price Year ending March 2025: \$509,500

Agent Comments

Comparable Properties



2508/500 Elizabeth St MELBOURNE 3000 (REI/VG)



Price: \$290,000 Method: Private Sale Date: 24/04/2025 Property Type: Apartment

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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