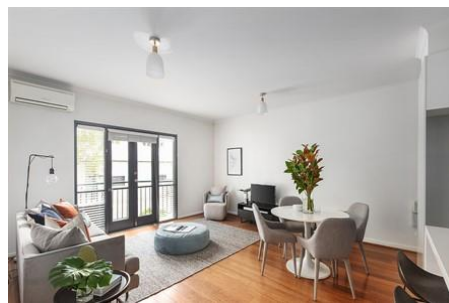


G08/101 Grattan Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: -
Indicative Selling Price
 \$590,000 - \$630,000
Median House Price Year ending
 March 2020: \$490,000

Comparable Properties



2/461 Lygon Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$617,000
Method: Sold Before Auction
Date: 18/03/2020
Property Type: Apartment
Agent Comments: 63sqm, Inferior location, comparable Accommodation, Comparable Condition, Overall Comparable



20/92 The Avenue, Parkville 3052(REI)

2 Bed 1 Bath 1 Car
Price: \$615,000
Method: Private Sale
Date: 23/04/2020
Property Type: Apartment
Agent Comments: 65sqm, Comparable location, Comparable Accommodation, Comparable Condition, Overall Comparable.



2202/483 Swanston Street, Melbourne 3000 (REI)

2 Bed 1 Bath 1 Car
Price: \$595,500
Method: Private Sale
Date: 06/04/2020
Property Type: Apartment
Agent Comments: 68sqm, Inferior location, Comparable accommodation, Similar condition, Overall inferior

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

G08/101 Grattan Street, Carlton Vic 3053
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Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$480,000 Unit x Suburb Carlton

Period - From 01/01/2019 to 31/03/2020 Source REIV

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
2/461 Lygon Street, CARLTON 3053	\$617,000	18/03/2020
20/92 The Avenue, PARKVILLE 3052	\$615,000	23/04/2020
2202/483 Swanston Street, MELBOURNE 3000	\$595,500	06/04/2020

This Statement of Information was prepared on:

20/05/2020 11:54