

3 Union Place, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 2
Property Type: House
Land Size: 88 aqm approx
Indicative Selling Price
 \$980,000
Median House Price
 June quarter 2022: \$1,525,000

Comparable Properties



20 Barkly Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car
Price: \$1,055,000
Method: Private Sale
Date: 05/08/2022
Property Type: House
Land Size: 116 sqm approx
Agent Comments: Similar location, same accommodation, larger land size, no parking



1 Union Place, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$1,000,000
Method:
Date: 13/05/2022
Property Type: House
Agent Comments: Same location & accommodation



50 Alexandra Parade, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath - Car
Price: \$935,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Agent Comments: Same accommodation, no parking, superior land size

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

3 Union Place, Carlton Vic 3053

Indicative selling price

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

Single Price

\$980,000

Median sale price

Median price

\$1,525,000

House

x

Suburb

Carlton

Period - From

01/04/2022

to

30/06/2022

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
20 Barkly Street, CARLTON 3053	\$1,055,000	05/08/2022
1 Union Place, CARLTON 3053	\$1,000,000	13/05/2022
50 Alexandra Parade, FITZROY 3065	\$935,000	30/07/2022

This Statement of Information was prepared on:

19/09/2022