

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 10/20 Reeves Street, Carlton, VIC 3053

Indicative selling price

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

Single Price \$360,000

Median sale price

Median price \$472,500 Property Type Apartment Suburb Carlton (3053)

Period - From 30/09/2020 to 30/09/2021 Source PDOL

Comparable property sales

A 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 |
|--|-----------|--------------|
| 709/495 RATHDOWNE STREET, CARLTON VIC 3053 | \$395,000 | 30/04/2021 |
| 309/94 CANNING STREET, CARLTON VIC 3053 | \$388,000 | 02/06/2021 |
| 314/525 RATHDOWNE STREET, CARLTON VIC 3053 | \$370,000 | 16/06/2021 |

This Statement of Information was prepared on: 11/12/2021