

5/220 Elgin Street, Carlton Vic 3053



3 Bed 1 Bath 2 Car
Property Type: Unit
Indicative Selling Price
 \$1,200,000
Median House Price
 June quarter 2024: \$568,000

Comparable Properties



14/170 Oxford Street, Collingwood 3066 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,200,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit
Agent Comments: 3 bed, 2 bath apartment in former warehouse



2/283 Spring Street, Melbourne 3000 (REI)

2 Bed 2 Bath 1 Car
Price: \$1,200,000
Method: Sale
Date: 08/04/2024
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: 2 bed apartment in larger high rise complex



11 Keppel Street, Carlton 3053 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,151,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Agent Comments: Apartment immediately below with same internal floor plan

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

5/220 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$568,000

Unit

x

Suburb

Carlton

Period - From

01/04/2023

to

30/06/2024

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
14/170 Oxford Street, COLLINGWOOD 3066	\$1,200,000	01/06/2024
2/283 Spring Street, MELBOURNE 3000	\$1,200,000	08/04/2024
11 Keppel Street, CARLTON 3053	\$1,151,000	17/02/2024

This Statement of Information was prepared on:

27/06/2024 09:02