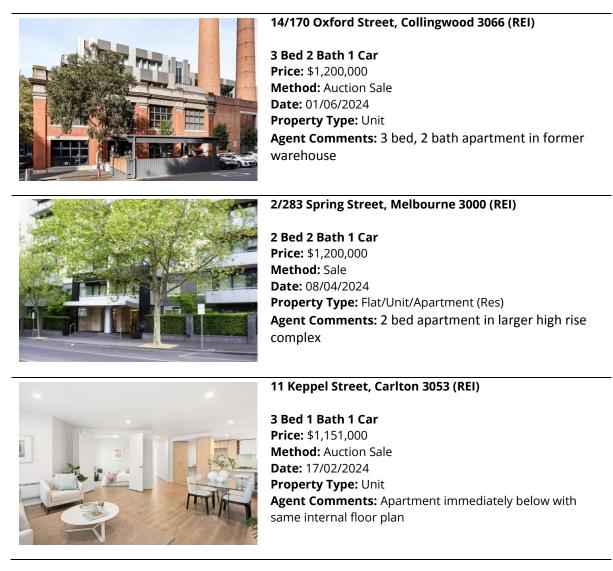
woodards 🚾

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



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 locality and postcode

Including suburb or 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 | 4 | 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



This guide must not be taken as legal advice.