

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

119 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$1,080,000

Median sale price

Median price

\$1,129,500

Property Type

House

Suburb

Carlton

Period - From

01/10/2018

to

30/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- 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
1	12 Charlotte St COLLINGWOOD 3066	\$1,110,000	07/09/2019
2	803 Drummond St CARLTON NORTH 3054	\$1,090,000	07/09/2019
3	28 Council St CLIFTON HILL 3068	\$1,040,000	20/08/2019

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31/10/2019 11:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,080,000

Median House Price
Year ending September 2019: \$1,129,500

Comparable Properties



12 Charlotte St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)



803 Drummond St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)



28 Council St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$1,040,000
Method: Sale by Tender
Date: 20/08/2019
Rooms: 3
Property Type: House