

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

6/101 GRATTAN STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

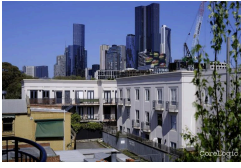
Date of sale

201/101 GRATTAN STREET CARLTON VIC 3053	\$579,000	29-Jan-25
506/668 SWANSTON STREET CARLTON VIC 3053	\$555,000	25-Jan-25

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 6 months.

This Statement of Information was prepared on: 20 February 2025



**201/101 GRATTAN STREET
CARLTON VIC 3053**

2 1 1

Sold Price ^{RS} **\$579,000** Sold Date **29-Jan-25**

Distance **0km**



**506/668 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price ^{RS} **\$555,000** Sold Date **25-Jan-25**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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