

3/47 Barkly Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$440,000 - \$470,000
Median House Price
 Year ending March 2024: \$411,250

Comparable Properties



8/47 Barkly Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$520,000
Method: Private Sale
Date: 15/01/2024
Property Type: Apartment
Agent Comments: Updated and refurbished apartment of same size in same block



401/111 Leicester Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$450,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment
Agent Comments: Contemporary apartment in larger complex



2/26 Garton Street, Princes Hill 3054 (REI)

1 Bed 1 Bath 1 Car
Price: \$449,000
Method: Sold Before Auction
Date: 09/04/2024
Property Type: Unit
Agent Comments: Smaller ground level apartment in building of similar age and size

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

3/47 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$411,250 Unit x Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 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
8/47 Barkly Street, CARLTON 3053	\$520,000	15/01/2024
401/111 Leicester Street, CARLTON 3053	\$450,000	31/01/2024
2/26 Garton Street, PRINCES HILL 3054	\$449,000	09/04/2024

This Statement of Information was prepared on:

23/05/2024 11:42