

14/50 Barkly Street, Calrton Vic 3053



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$345,000

Median Unit Price

December quarter 2017: \$377,500

Comparable Properties



1205/604 Swanston Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car

Price: \$370,000

Method: Private Sale

Date: 22/02/2018

Property Type: Apartment

Agent Comments: Inferior location, modern building, superior internal condition



4/82 Canning Street, Carlton 3053 (REI)

1 Bed 1 Bath

Price: \$355,000

Method: Sold After Auction

Date: 16/02/2018

Property Type: Apartment

Agent Comments: Superior condition, No parking



101/300 Young Street, Fitzroy 3065 (REI)

1 Bed 1 Bath 1 Car

Price: \$345,000

Method: Private Sale

Date: 24/01/2018

Property Type: Apartment

Agent Comments: Modern building, similar size, superior condition

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

14/50 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Single Price

\$345,000

Median sale price

Median price

\$377,500

House

Unit

X

Suburb

Carlton

Period - From

01/10/2017

to

31/12/2017

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
1205/604 Swanston Street, CARLTON 3053	\$370,000	22/02/2018
4/82 Canning Street, CARLTON 3053	\$355,000	16/02/2018
101/300 Young Street, FITZROY 3065	\$345,000	24/01/2018