

3/39 Bouverie Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Flat
Indicative Selling Price
 \$640,000 - \$680,000
Median House Price
 June quarter 2024: \$568,000

Comparable Properties



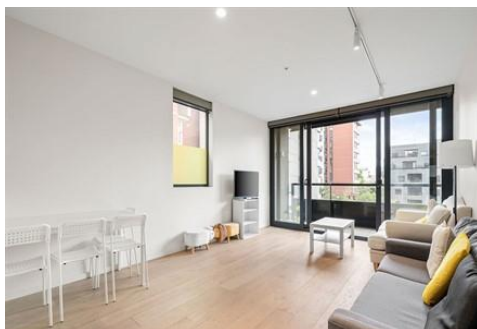
4/39 Bouverie Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$665,000
Method: Private Sale
Date: 29/07/2024
Property Type: Apartment
Agent Comments: Same development, same attributes



41/16-18 Barkly Place, Carlton 3053 (REI)

2 Bed 1 Bath 2 Car
Price: \$650,500
Method: Private Sale
Date: 04/07/2024
Property Type: Unit
Agent Comments: Comparable location, superior has additional car space. similar condition



204/23 Palmerston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car
Price: \$653,500
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment
Agent Comments: Comparable location, inferior apartment, superior has additional bathroom

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

3/39 Bouverie Street, Carlton Vic 3053
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Indicative selling price

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

Range between

\$640,000

 &

\$680,000

Median sale price

Median price

\$568,000

 Unit

x

 Suburb

Carlton

Period - From

01/04/2024

 to

30/06/2024

 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
4/39 Bouverie Street, CARLTON 3053	\$665,000	29/07/2024
41/16-18 Barkly Place, CARLTON 3053	\$650,500	04/07/2024
204/23 Palmerston Street, CARLTON 3053	\$653,800	17/04/2024

This Statement of Information was prepared on:

02/10/2024 09:48
