

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

19/25 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$470,000

&

\$490,000

Median sale price

Median price

\$495,000

House

Unit

X

Suburb

Carlton

Period - From

01/07/2017

to

30/06/2018

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	113/300 Young St FITZROY 3065	\$502,000	16/08/2018
2	15/19 McIlwraith St PRINCES HILL 3054	\$480,000	23/06/2018
3	202/185 Rose St FITZROY 3065	\$460,000	06/08/2018

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.

19/25 Barkly Street, Carlton Vic 3053



 1  1  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$470,000 - \$490,000

Median Unit Price

Year ending June 2018: \$495,000

Comparable Properties



113/300 Young St FITZROY 3065 (REI)

Agent Comments

 1  1  1

Price: \$502,000

Method: Private Sale

Date: 16/08/2018

Rooms: -

Property Type: Apartment



15/19 Mcilwraith St PRINCES HILL 3054 (REI)

Agent Comments

 1  1  1

Price: \$480,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: Apartment



202/185 Rose St FITZROY 3065 (REI/VG)

Agent Comments

 1  1  1

Price: \$460,000

Method: Private Sale

Date: 06/08/2018

Rooms: -

Property Type: Apartment