

# 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

4/50 Barkly Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$410,000

### Median sale price

Median price \$460,000

Property Type Unit

Suburb Carlton

Period - From 01/07/2019

to 30/06/2020

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	1/26-36 Bedford St COLLINGWOOD 3066	\$415,000	25/04/2020
2	311/3 Hoddle St COLLINGWOOD 3066	\$390,000	23/03/2020
3	15/9 South Tce CLIFTON HILL 3068	\$384,000	14/03/2020

**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.~~

This Statement of Information was prepared on:

24/07/2020 10:05

4/50 Barkly Street, Carlton Vic 3053



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

Year ending June 2020: \$460,000

## Comparable Properties



1/26-36 Bedford St COLLINGWOOD 3066 (REI) Agent Comments

1 bed 1 bath - car

Price: \$415,000

Method: Private Sale

Date: 25/04/2020

Property Type: Apartment



311/3 Hoddle St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$390,000

Method: Sold Before Auction

Date: 23/03/2020

Rooms: 3

Property Type: Apartment



15/9 South Tce CLIFTON HILL 3068 (REI/VG)

Agent Comments

1 bed 1 bath - car

Price: \$384,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 2

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.