

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

117/101 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$609,000 Property Type Unit Suburb Carlton

Period - From 01/04/2021 to 30/06/2021 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	40/422 Cardigan St CARLTON 3053	\$692,000	28/04/2021
2	4/48 Leicester St CARLTON 3053	\$681,500	18/04/2021
3	14/264 Drummond St CARLTON 3053	\$650,000	10/08/2021

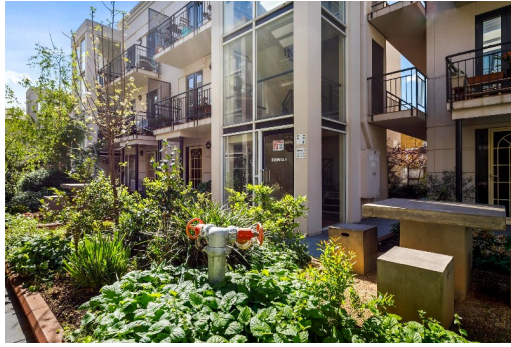
OR

~~**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:

29/09/2021 18:41

117/101 Grattan Street, Carlton Vic 3053



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

June quarter 2021: \$609,000

Comparable Properties



40/422 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments

2 1 1

Price: \$692,000

Method: Sold Before Auction

Date: 28/04/2021

Property Type: Apartment



4/48 Leicester St CARLTON 3053 (REI/VG)

Agent Comments

2 1 1

Price: \$681,500

Method: Private Sale

Date: 18/04/2021

Property Type: Apartment



14/264 Drummond St CARLTON 3053 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 10/08/2021

Property Type: Apartment

Account - Woodards | P: 03 9347 1755 | F: 03 9347 5447



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