

## 1/36 Berkeley Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$750,000 - \$780,000

**Median House Price**

Year ending September 2021:

\$557,500

## Comparable Properties



**31/99-101 Leveson Street, North Melbourne 3051 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$752,500

**Method:** Auction Sale

**Date:** 27/05/2021

**Property Type:** Townhouse (Res)

**Agent Comments:** Warehouse conversion, does have two bathrooms, inferior location on a main road.



**3/357 Rathdowne Street, Carlton 3053 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$751,000

**Method:** Sold Before Auction

**Date:** 30/09/2021

**Property Type:** Unit

**Agent Comments:** Church hall conversion, updated internally with undercover balcony.



**6/623 Drummond Street, Carlton North 3054 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$744,000

**Method:** Auction Sale

**Date:** 05/10/2021

**Property Type:** Unit

**Agent Comments:** Older style two bedroom apartment with north facing balcony, inferior location and building.

## 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

1/36 Berkeley 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 \$750,000 & \$780,000

#### Median sale price

Median price \$557,500 Unit x Suburb Carlton

Period - From 01/10/2020 to 30/09/2021 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
31/99-101 Leveson Street, NORTH MELBOURNE 3051	\$752,500	27/05/2021
3/357 Rathdowne Street, CARLTON 3053	\$751,000	30/09/2021
6/623 Drummond Street, CARLTON NORTH 3054	\$744,000	05/10/2021

This Statement of Information was prepared on:

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