

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

5/43 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2020

to

31/12/2020

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	110/51 Napoleon St COLLINGWOOD 3066	\$435,000	14/01/2021
2	5009/60 ABeckett St MELBOURNE 3000	\$420,000	01/01/2021
3	1609/225 Elizabeth St MELBOURNE 3000	\$416,000	30/01/2021

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:

24/02/2021 13:24



Property Type: Apartment

Agent Comments

Comparable Properties



110/51 Napoleon St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 14/01/2021

Property Type: Apartment



5009/60 ABeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 01/01/2021

Property Type: Apartment



1609/225 Elizabeth St MELBOURNE 3000 (REI) Agent Comments



Price: \$416,000

Method: Private Sale

Date: 30/01/2021

Property Type: Apartment