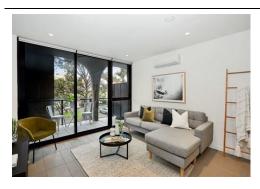
# 3/15 Keppel Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car Rooms: 3 Property Type: Apartment Indicative Selling Price \$650,000 - \$700,000 Median House Price Year ending March 2022: \$571,250

# **Comparable Properties**



#### 108/89 Roden Street, West Melbourne 3003 (REI)

**2 Bed 2 Bath 1 Car Price:** \$695,000

Method: Sold Before Auction

Date: 24/11/2021

**Property Type:** Apartment

**Agent Comments:** Similar layout & condition, inferior

location



#### 66/422 Cardigan Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$685,000 Method: Private Sale Date: 15/12/20221

**Property Type:** Apartment

**Agent Comments:** Similar location & floorplan



### 17/36 Drummond Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car Price: \$674,000 Method: Auction Sale Date: 12/02/2022 Property Type: Unit

**Agent Comments:** Superior location, inferior position

## 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

Address	

locality and postcode

Including suburb or 3/15 Keppel Street, Carlton Vic 3053

### **Indicative selling price**

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

Range between	\$650,000	&	\$700,000

## Median sale price

Median price	\$571,250		Unit x	Suburb	Carlton	
Period - From	01/04/2021	to	31/03/2022	S	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
108/89 Roden Street, WEST MELBOURNE 3003	\$695,000	24/11/2021
66/422 Cardigan Street, CARLTON 3053	\$685,000	15/12/2021
17/36 Drummond Street, CARLTON 3053	\$674,000	12/02/2022

This Statement of Information was prepared on: 26/04/2022 11:36

