

2/100 Keppel Street, Carlton Vic 3053



2 Bed 2 Bath 1 Car
Property Type: Townhouse (Res)
Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending March 2023:
 \$1,535,000

Comparable Properties



11/682 Nicholson Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car
Price: \$932,000
Method: Sold Before Auction
Date: 04/05/2023
Property Type: Unit
Agent Comments: Ground floor apartment with courtyard in older, larger complex



40 Grattan Place, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$912,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Apartment
Agent Comments: Two level townhouse in larger development



7/1 Owen Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$855,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Unit
Agent Comments: 2 bedroom apartment in larger development

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

2/100 Keppel Street, Carlton Vic 3053

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,535,000 House x Suburb Carlton

Period - From 01/04/2022 to 31/03/2023 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
11/682 Nicholson Street, FITZROY NORTH 3068	\$932,000	04/05/2023
40 Grattan Place, CARLTON 3053	\$912,000	17/06/2023
7/1 Owen Street, CARLTON 3053	\$855,000	13/05/2023

This Statement of Information was prepared on:

21/06/2023
12:14