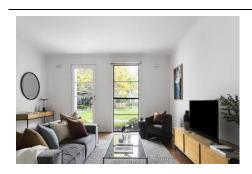
2/100 Keppel Street, Carlton Vic 3053



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 sa	ale

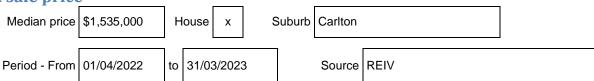
Address	
Including suburb or	2/100 Keppel Street, Carlton Vic 3053
locality and postcode	

Indicative selling price

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

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

Median sale price



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

