

16/22 - 26 Grattan Street, Carlton Vic 3053



3 Bed 2 Bath 1 Car

Property Type: Townhouse (Res)

Indicative Selling Price

\$1,325,000 - \$1,425,000

Median House Price

Year ending December 2022:

\$1,545,000

Comparable Properties



9 Leicester Place, Carlton 3053 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,420,000

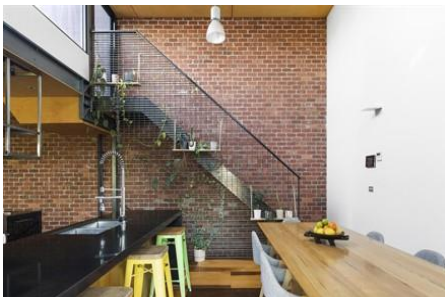
Method: Auction Sale

Date: 01/10/2022

Property Type: Townhouse (Res)

Land Size: 71 sqm approx

Agent Comments: Contemporary townhouse over 3 levels



1/35 Little Baillie Street, North Melbourne 3051 (REI)

2 Bed 2 Bath 1 Car

Price: \$1,350,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Townhouse (Res)

Agent Comments: Contemporary townhouse over 3 levels



7/88 Rose Street, Fitzroy 3065 (REI/VG)

2 Bed 1 Bath 3 Car

Price: \$1,300,000

Method: Sold Before Auction

Date: 10/11/2022

Property Type: Townhouse (Res)

Agent Comments: 2 bedroom townhouse with laneway entrance

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

16/22 - 26 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,325,000 & \$1,425,000

Median sale price

Median price \$1,545,000 House x Suburb Carlton

Period - From 01/01/2022 to 31/12/2022 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
9 Leicester Place, CARLTON 3053	\$1,420,000	01/10/2022
1/35 Little Baillie Street, NORTH MELBOURNE 3051	\$1,350,000	12/11/2022
7/88 Rose Street, FITZROY 3065	\$1,300,000	10/11/2022

This Statement of Information was prepared on:

01/03/2023