

1/29 University Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Townhouse
 (Single)
Indicative Selling Price
 \$870,000 - \$930,000
Median House Price
 Year ending June 2023: \$1,540,000

Comparable Properties



10/261-277 Nicholson Street, Carlton 3053 (REI)
2 Bed 2 Bath 1 Car
Price: \$950,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)
Agent Comments: Updated townhouse in larger complex



2/100 Keppel Street, Carlton 3053 (REI)
2 Bed 2 Bath 1 Car
Price: \$910,000
Method: Auction Sale
Date: 15/07/2023
Property Type: Townhouse (Res)
Agent Comments: Compact townhouse with limited outdoor space in larger complex



2/220 Elgin Street, Carlton 3053 (REI/VG)
2 Bed 2 Bath - Car
Price: \$888,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Apartment
Agent Comments: Ground level apartment in larger complex

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

1/29 University Street, Carlton Vic 3053

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$1,540,000 House x Suburb Carlton

Period - From 01/07/2022 to 30/06/2023 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
10/261-277 Nicholson Street, CARLTON 3053	\$950,000	19/08/2023
2/100 Keppel Street, CARLTON 3053	\$910,000	15/07/2023
2/220 Elgin Street, CARLTON 3053	\$888,000	12/08/2023

This Statement of Information was prepared on:

18/09/2023 09:18