# 1/29 University Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Rooms: 3

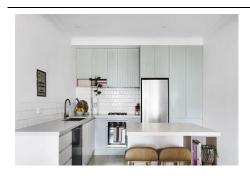
Property Type: Townhouse

(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

<b>Property offered</b>	for sale
Address Including suburb or locality and postcode	1/29 University Street, Carlton Vic 3053
Indicative selling For the meaning of this pr	price rice see consumer.vic.gov.au/underquoting

Median sale price

Range between

i saie price	3		_						
Median price	\$1,540,000	Нс	ouse	х	S	Suburb	Carlton		
Period - From	01/07/2022	to	30/06	6/2023	3		Source	REIV	

\$930,000

# **Comparable property sales**

\$870,000

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
This statement of information was prepared on.	10/09/2023 09.10

