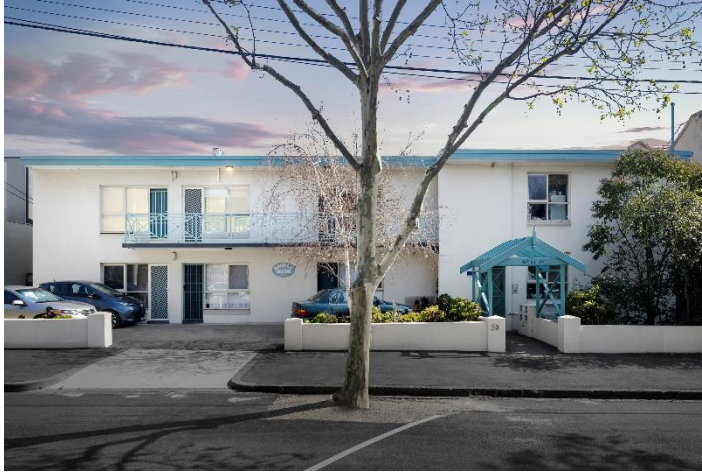


8/50 Barkly Street, Carlton Vic 3053



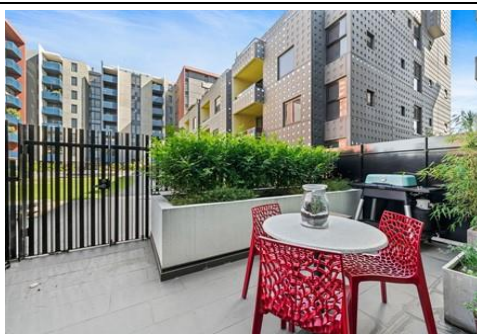
1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$390,000
Median House Price
 September quarter 2024: \$430,000

Comparable Properties



34/98 Nicholson Street, Fitzroy 3065 (REI)

1 Bed 1 Bath - Car
Price: \$367,775
Method: Private Sale
Date: 07/11/2024
Rooms: 2
Property Type: Apartment
Agent Comments: Smaller studio apartment; no parking.



7/94 Canning Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car
Price: \$405,000
Method: Private Sale
Date: 19/09/2024
Property Type: Apartment
Agent Comments: Contemporary apartment in large complex



20/34 Neill Street, Carlton 3053 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$410,000
Method: Private Sale
Date: 30/05/2024
Property Type: Apartment
Agent Comments: Similar age and style of apartment in larger block

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

8/50 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$430,000

Unit

x

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

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
34/98 Nicholson Street, FITZROY 3065	\$367,775	07/11/2024
7/94 Canning Street, CARLTON 3053	\$405,000	19/09/2024
20/34 Neill Street, CARLTON 3053	\$410,000	30/05/2024

This Statement of Information was prepared on:

27/11/2024 14:06