

107/20 Reeves Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

Year ending March 2018: \$500,000

Comparable Properties



2318/555 Swanston Street, Carlton 3053 (VG)

2 Bed 1 Bath

Price: \$480,000

Method: Sale

Date: 09/12/2017

Property Type: Flat/Unit/apartment (Res)

Agent Comments: Superior location and building, same size floor plan and accommodation.



219/145 Queensberry Street, Carlton 3053 (VG)

2 Bed 1 Bath

Price: \$455,000

Method: Sale

Date: 20/11/2017

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Similar location and building, similar size and accommodation.



202d/604 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$447,500

Method: Private Sale

Date: 30/01/2018

Property Type: Apartment

Agent Comments: Similar location and building, superior position and same accommodation.

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

107/20 Reeves Street, Carlton Vic 3053

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price

\$500,000

Unit

X

Suburb

Carlton

Period - From

01/04/2017

to

31/03/2018

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
2318/555 Swanston Street, CARLTON 3053	\$480,000	09/12/2017
219/145 Queensberry Street, CARLTON 3053	\$455,000	20/11/2017
202d/604 Swanston Street, CARLTON 3053	\$447,500	30/01/2018