

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17/1-25 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between \$400,000

&

\$425,000

Median sale price

Median price \$513,500

Property Type Unit

Suburb Carlton

Period - From 22/11/2020

to

21/11/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	224/3 Hoddle St COLLINGWOOD 3066	\$420,000	21/06/2021
2	115/150 Kerr St FITZROY 3065	\$415,000	29/10/2021
3	25/174 Lee St CARLTON NORTH 3054	\$400,000	17/11/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/11/2021 14:59

17/1-25 Barkly Street, Carlton Vic 3053



1 1 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$400,000 - \$425,000

Median Unit Price

22/11/2020 - 21/11/2021: \$513,500

Comparable Properties



224/3 Hoddle St COLLINGWOOD 3066 (VG)

Agent Comments

1 - -

Price: \$420,000

Method: Sale

Date: 21/06/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

115/150 Kerr St FITZROY 3065 (REI)

Agent Comments

1 1 -

Price: \$415,000

Method: Sold Before Auction

Date: 29/10/2021

Property Type: Unit

25/174 Lee St CARLTON NORTH 3054 (REI)

Agent Comments

1 1 -

Price: \$400,000

Method: Sold Before Auction

Date: 17/11/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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