

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

1/22 Reeves Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$358,000

Median sale price

Median price

\$471,000

Property Type

Unit

Suburb

Carlton

Period - From

01/01/2023

to

31/03/2023

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	111A/640 Swanston St CARLTON 3053	\$360,000	14/02/2023
2	412/525 Rathdowne St CARLTON 3053	\$355,000	06/04/2023
3	308/525 Rathdowne St CARLTON 3053	\$345,000	02/05/2023

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:

13/06/2023 12:48



 1
  1
  1

Property Type: Apartment

Agent Comments

Council rate approx: \$765 P/A O.C Fees approx:\$3660 P/A Built: around 2011

Indicative Selling Price

\$358,000

Median Unit Price

March quarter 2023: \$471,000

Comparable Properties



111A/640 Swanston St CARLTON 3053 (REI)

Agent Comments

 1
  1
  1

Price: \$360,000

Method: Private Sale

Date: 14/02/2023

Property Type: Apartment



412/525 Rathdowne St CARLTON 3053 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$355,000

Method: Private Sale

Date: 06/04/2023

Property Type: Apartment



308/525 Rathdowne St CARLTON 3053 (REI)

Agent Comments

 1
  1
  1

Price: \$345,000

Method: Private Sale

Date: 02/05/2023

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707