

2/22 - 26 Grattan Street, Carlton Vic 3053



3 Bed 2 Bath 1 Car
Rooms: 5
Property Type: Townhouse (Res)
Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 March quarter 2024: \$1,633,000

Comparable Properties



131 Canning Street, Carlton 3053 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,633,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 151 sqm approx
Agent Comments: Early 1980's house in need of some updating



91 Rose Street, Fitzroy 3065 (REI/VG)

3 Bed 2 Bath 2 Car
Price: \$1,580,000
Method: Sold Before Auction
Date: 15/11/2023
Property Type: Townhouse (Res)
Agent Comments: 3 level townhouse; not as well finished.



119 Leveson Street, North Melbourne 3051 (VG)

3 Bed 1 Bath - Car
Price: \$1,495,000
Method: Sale
Date: 07/02/2024
Property Type: House (Res)
Land Size: 89 sqm approx
Agent Comments: Modern 3 level townhouse; inferior location and not as well appointed.

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

2/22 - 26 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,633,000 House x Suburb Carlton

Period - From 01/01/2024 to 31/03/2024 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
131 Canning Street, CARLTON 3053	\$1,633,000	19/03/2024
91 Rose Street, FITZROY 3065	\$1,580,000	15/11/2023
119 Leveson Street, NORTH MELBOURNE 3051	\$1,495,000	07/02/2024

This Statement of Information was prepared on:

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