

## G12/101 Grattan Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

Year ending December 2021:

\$572,500

## Comparable Properties



**406B/640 Swanston Street, Carlton 3053 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$645,000

**Method:** Private Sale

**Date:** 06/02/2021

**Property Type:** Apartment

**Agent Comments:** Superior outdoor, inferior location, superior floorplan



**22/100 Queensberry Street, Carlton 3053 (VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$600,000

**Method:** Private Sale

**Date:** 27/08/2021

**Property Type:** Apartment

**Agent Comments:** Inferior accommodation, inferior condition, similar floorplan



**301/479 Cardigan Street, Carlton 3053 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$600,000

**Method:** Private Sale

**Date:** 04/01/2022

**Property Type:** Apartment

**Agent Comments:** Inferior floorplan & size, inferior location, superior outlook

## 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

G12/101 Grattan Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

#### Median sale price

Median price \$572,500 Unit x Suburb Carlton

Period - From 01/01/2021 to 31/12/2021 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
406B/640 Swanston Street, CARLTON 3053	\$645,000	06/02/2022
22/100 Queensberry Street, CARLTON 3053	\$600,000	27/08/2021
301/479 Cardigan Street, CARLTON 3053	\$600,000	04/01/2022

This Statement of Information was prepared on:

17/02/2022 10:35