

3/26 Garton Street, Princes Hill



Bed 1 Bath 1 Car 1

Property Type: Apartment

Indicative Selling Price

\$375,000 - \$395,000

Median Unit Price

10/10/2021 - 09/10/2022: 822,500

Comparable Properties



3/82 Canning Street, Carlton 3054 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$410,000

Method: Private Sale

Date: 28/04/2022

Property Type: Apartment

Agent Comments: Newer building, comparable position



6/182 Barkly Street, Fitzroy North 3068 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$390,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Apartment

Agent Comments: Similar age and position



107/445 Royal Parade, Parkville 3052 (REI)

1 Bed 1 Bath 1 Car

Price: \$360,000

Method: Private Sale

Date: 26/04/2022

Property Type: Apartment

Agent Comments: Similar position, inferior finishes and size

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

3/26 Garton Street, Princes Hill

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$375,000 Unit x Suburb Princes Hill

Period - From 10/10/2021 to 09/10/2022 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
3/82 Canning Street, CARLTON 3053	\$410,000	28/04/2022
6/182 Barkly Street, Fitzroy North 3068	\$390,000	25/06/2022
107/445 Royal Parade, Parkville 3052	\$360,000	26/04/2022

This Statement of Information was prepared on:

10/10/2022 14:26