

2/42 Grattan Place, Carlton Vic 3053



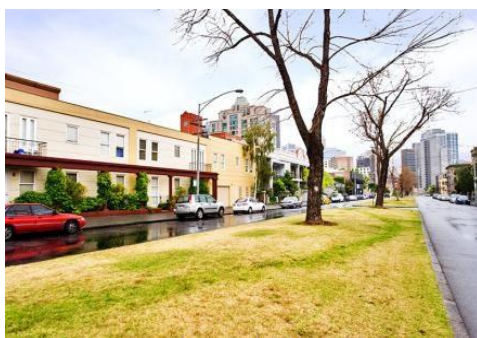
2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$830,000
Median House Price
 March quarter 2024: \$1,633,000

Comparable Properties



9/26 Victoria Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car
Price: \$835,000
Method: Private Sale
Date: 02/05/2024
Property Type: Unit
Agent Comments: Similar age, layout, and finishes



10/116 Drummond Street, Carlton 3053 (VG)

2 Bed 1 Bath 1 Car
Price: \$811,000
Method: Sale
Date: 08/03/2023
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Similar apartment in size and fitout



28/221 Cardigan Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$772,400
Method: Sold Before Auction
Date: 30/01/2024
Property Type: Apartment
Agent Comments: Nearby contemporary apartment in need of some updating

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

2/42 Grattan Place, Carlton Vic 3053

Indicative selling price

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

Single price

\$830,000

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
9/26 Victoria Street, FITZROY 3065	\$835,000	02/05/2024
10/116 Drummond Street, CARLTON 3053	\$811,000	08/03/2024
28/221 Cardigan Street, CARLTON 3053	\$772,400	30/01/2024

This Statement of Information was prepared on:

14/05/2024 11:40