

## 203/101 Grattan Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$595,000  
**Median House Price**  
 Year ending September 2022:  
 \$510,000

## Comparable Properties



### 307/950 Swanston Street, Carlton 3053 (VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$650,000  
**Method:** Sale  
**Date:** 30/09/2022  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Contemporary apartment with 2 bathrooms



### 13/116 Drummond Street, Carlton 3053 (VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$590,000  
**Method:** Sale  
**Date:** 17/10/2022  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Similar apartment in terms of size, age, and condition



### 218/101 Grattan Street, Carlton 3053 (VG)

**2 Bed 1 Bath 2 Car**  
**Price:** \$620,000  
**Method:** Passed in Vendor Bid  
**Date:** 29/09/2022  
**Property Type:** Apartment  
**Agent Comments:** Apartment of similar size and condition within the same development.

## 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

203/101 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)

Single Price

\$595,000

#### Median sale price

Median price

\$510,000

Unit

x

Suburb

Carlton

Period - From

01/10/2021

to

30/09/2022

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
307/950 Swanston Street, CARLTON 3053	\$650,000	30/09/2022
13/116 Drummond Street, CARLTON 3053	\$590,000	17/10/2022
218/101 Grattan Street, CARLTON 3053	\$620,000	29/09/2022

This Statement of Information was prepared on:

03/02/2023