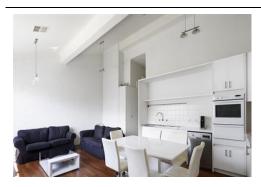
## 11/172 Princes Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car Rooms: 4 Property Type: Apartment Indicative Selling Price \$470,000 - \$510,000 Median House Price Year ending March 2022: \$571,250

## **Comparable Properties**



#### 30/35 Lytton Street, Carlton 3053(REI)

2 Bed 1 Bath 1 Car Price: \$510,000 Method: Private Sale Date: 21/01/2022 Property Type: Apartment

**Agent Comments:** Older style unit in larger development

need of some updating



#### 13/171 Flemington Road, North Melbourne 3051 (REI)

2 Bed 1 Bath 1 Car Price: \$507,500

Method: Sold Before Auction

**Date:** 29/04/2022

**Property Type:** Apartment

Agent Comments: Older style unit on first floor in high rise

development



#### 303/151 Princes Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$450,000 Method: Private Sale Date: 16/12/2021

**Property Type:** Apartment

**Agent Comments:** Compact, contemporary apartment.

## 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

Pro	perty	offered	for	sale

Address Including suburb or locality and postcode	11/172 Princes Street, Carlton Vic 3053
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## **Indicative selling price**

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

Range between	\$470,000	&	\$510,000

#### Median sale price

P		1	_					1
Median price	\$571,250		Unit	x	Suburb	Carlto	n	
Period - From	01/04/2021	to	31/03/202	22		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
30/35 Lytton Street, CARLTON 3053	\$510,000	21/01/2022
13/171 Flemington Road, NORTH MELBOURNE 3051	\$507,500	29/04/2022
303/151 Princes Street, CARLTON 3053	\$450,000	16/12/2021

This Statement of Information was prepared on: 20/05/2022 11:50

