

## 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*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

11/172 Princes 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 \$470,000 & \$510,000

#### Median sale price

Median price \$571,250 Unit x Suburb Carlton

Period - From 01/04/2021 to 31/03/2022 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 |
|--|-----------|--------------|
| 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:

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