

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/51 Barry Street, Carlton Vic 3053

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Carlton

Period - From 01/04/2019

to 31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	402/81 Argyle St FITZROY 3065	\$670,000	15/02/2020
2	3/94 Dudley St WEST MELBOURNE 3003	\$660,000	07/04/2020
3	1/150 Kerr St FITZROY 3065	\$645,000	27/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/07/2020 09:44

1/51 Barry Street, Carlton Vic 3053



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Property Type: Strata Unit/Flat

Land Size: 79 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

Year ending March 2020: \$490,000

Comparable Properties



402/81 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

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Price: \$670,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Apartment



3/94 Dudley St WEST MELBOURNE 3003 (VG)

Agent Comments

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Price: \$660,000

Method: Sale

Date: 07/04/2020

Property Type: Flat/Unit/Apartment (Res)



1/150 Kerr St FITZROY 3065 (VG)

Agent Comments

 2  -  -

Price: \$645,000

Method: Sale

Date: 27/02/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.