

G05/101 Grattan Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Rooms: 3

Property Type: Unit

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending June 2023: \$425,000

Agent Comments

Ground floor unit with private courtyard and garden aspect

Comparable Properties



6/56 Leicester Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$669,000

Method: Private Sale

Date: 17/04/2023

Property Type: Unit

Agent Comments: Similar unit by same developer



304/82 Canning Street, Carlton 3053 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$640,000

Method: Private Sale

Date: 20/04/2023

Property Type: Apartment

Agent Comments: Contemporary apartment in larger development



36/438 Cardigan Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car

Price: \$630,000

Method: Sold Before Auction

Date: 21/03/2023

Property Type: Apartment

Agent Comments: Dated apartment in need of some upgrading

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

GO5/101 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$425,000 Unit x Suburb Carlton

Period - From 01/07/2022 to 30/06/2023 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
6/56 Leicester Street, CARLTON 3053	\$669,000	17/04/2023
304/82 Canning Street, CARLTON 3053	\$640,000	20/04/2023
36/438 Cardigan Street, CARLTON 3053	\$630,000	21/03/2023

This Statement of Information was prepared on:

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