

9/220 Elgin Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Rooms: 4

Property Type: Unit

Indicative Selling Price

\$630,000 - \$680,000

Median House Price

Year ending March 2022: \$571,250

Comparable Properties



6/116 Drummond Street, Carlton 3053 (VG)

2 Bed 1 Bath - Car

Price: \$690,000

Method: Sale

Date: 26/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Superior location, inferior condition and natural light



17/36 Drummond Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car

Price: \$674,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Unit

Agent Comments: Superior location, inferior renovation and floorplan



6/22 Grattan Street, Carlton 3053 (VG)

3 Bed 1 Bath 1 Car

Price: \$650,000

Method: Sale

Date: 31/03/2022

Property Type: Townhouse (Conjoined)

Agent Comments: Similar location, interior accommodation

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

9/220 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Range between \$630,000 & \$680,000

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
6/116 Drummond Street, CARLTON 3053	\$690,000	26/02/2022
17/36 Drummond Street, CARLTON 3053	\$674,000	12/02/2022
6/22 Grattan Street, CARLTON 3053	\$650,000	31/03/2022

This Statement of Information was prepared on:

04/07/2022 11:34