11 Keppel Street, Carlton Vic 3053

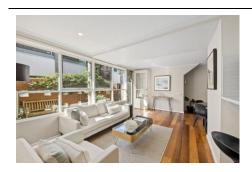


3 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Land Size: 1435 sqm approx Indicative Selling Price \$900,000 - \$950,000 Median House Price

Year ending December 2023:

\$1,500,000

Comparable Properties



1/13 University Street, Carlton 3053 (VG)

2 Bed 1 Bath 1 Car Price: \$975,000 Method: Sale Date: 14/10/2023

Property Type: Flat/Unit/Apartment (Res) **Agent Comments:** Renovated, compact two-level

residence



17/248 The Avenue, Parkville 3052 (REI)

2 Bed 1 Bath 1 Car Price: \$910,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: Apartment

Agent Comments: Older apartment in high rise building



5/1 Owen Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car Price: \$850.000

Method: Sold Before Auction

Date: 26/11/2023

Property Type: Apartment

Agent Comments: Smaller apartment of similar age

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 onerea	for sale
Address	
Including suburb or	11 Keppel Street, Carlton Vic 3053
locality and postcode	

Indicative selling price

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

Range between \$900,000	&	\$950,000
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Median sale price

bare price								-
Median price	\$1,500,000	Н	ouse x	S	Suburb	Carlton		
Period - From	01/01/2023	to	31/12/20)23		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
1/13 University Street, CARLTON 3053	\$975,000	14/10/2023
17/248 The Avenue, PARKVILLE 3052	\$910,000	20/09/2023
5/1 Owen Street, CARLTON 3053	\$850,000	26/11/2023

This Statement of Information was prepared on: 19/01/2024 10:14

