

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 offered for sale

Address
Including suburb or
locality and postcode

11 Keppel Street, Carlton Vic 3053

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,500,000 House x Suburb Carlton

Period - From 01/01/2023 to 31/12/2023 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
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