

# 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

14/101 Grattan Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$610,000 & \$640,000

### Median sale price

Median price \$411,250 Property Type Unit Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 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	37/438 Cardigan St CARLTON 3053	\$645,000	21/03/2024
2	13/302 Abbotsford St NORTH MELBOURNE 3051	\$625,000	22/06/2024
3	39/438 Cardigan St CARLTON 3053	\$625,000	27/04/2024

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:

02/07/2024 13:49

14/101 Grattan Street, Carlton Vic 3053



2 -

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$610,000 - \$640,000

**Median Unit Price**

Year ending March 2024: \$411,250

## Comparable Properties



**37/438 Cardigan St CARLTON 3053 (REI)**

Agent Comments

2 1 1

**Price:** \$645,000

**Method:** Sold Before Auction

**Date:** 21/03/2024

**Property Type:** Apartment



**13/302 Abbotsford St NORTH MELBOURNE 3051 (REI)**

Agent Comments

2 2 1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 22/06/2024

**Property Type:** Unit

**Land Size:** 2283 sqm approx



**39/438 Cardigan St CARLTON 3053 (REI)**

Agent Comments

2 1 2

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Unit

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



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