

# 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

17 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 \$2,900,000 & \$3,190,000

### Median sale price

Median price \$1,535,000 Property Type House Suburb Carlton

Period - From 01/04/2022 to 31/03/2023 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	313 Canning St CARLTON NORTH 3054	\$3,215,000	27/05/2023
2	147 Wellington Pde EAST MELBOURNE 3002	\$3,150,000	12/02/2023
3			

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:

29/06/2023 10:50



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,900,000 - \$3,190,000  
**Median House Price**  
Year ending March 2023: \$1,535,000

## Comparable Properties



**313 Canning St CARLTON NORTH 3054 (REI)** Agent Comments



**Price:** \$3,215,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 272 sqm approx



**147 Wellington Pde EAST MELBOURNE 3002 (VG)** Agent Comments



**Price:** \$3,150,000  
**Method:** Sale  
**Date:** 12/02/2023  
**Property Type:** House (Res)  
**Land Size:** 170 sqm approx

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.

Account - Marshall White | P: 03 9822 9999