2/22 - 26 Grattan Street, Carlton Vic 3053



3 Bed 2 Bath 1 Car

Rooms: 5

Property Type: Townhouse (Res)

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price

March quarter 2024: \$1,633,000

Comparable Properties



131 Canning Street, Carlton 3053 (REI)

3 Bed 1 Bath 1 Car Price: \$1,633,000 Method: Private Sale Date: 19/03/2024 Property Type: House Land Size: 151 sqm approx

Agent Comments: Early 1980's house in need of some

updating



91 Rose Street, Fitzroy 3065 (REI/VG)

3 Bed 2 Bath 2 Car Price: \$1,580,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: Townhouse (Res)

Agent Comments: 3 level townhouse; not as well finished.



119 Leveson Street, North Melbourne 3051 (VG)

3 Bed 1 Bath - Car Price: \$1,495,000 **Method:** Sale **Date:** 07/02/2024

Property Type: House (Res) **Land Size:** 89 sqm approx

Agent Comments: Modern 3 level townhouse; inferior

location and not as well appointed.

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

| | Pro | pertv | offered | for sal | le |
|--|-----|-------|---------|---------|----|
|--|-----|-------|---------|---------|----|

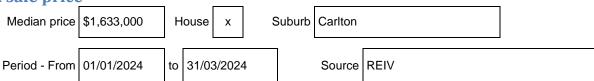
| Address Including suburb or locality and postcode | 2/22 - 26 Grattan Street, Carlton Vic 3053 | |
|---|--|--|
|---|--|--|

Indicative selling price

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

| Range between | \$1,500,000 | & | \$1,600,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price



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 |
|--|-------------|--------------|
| 131 Canning Street, CARLTON 3053 | \$1,633,000 | 19/03/2024 |
| 91 Rose Street, FITZROY 3065 | \$1,580,000 | 15/11/2023 |
| 119 Leveson Street, NORTH MELBOURNE 3051 | \$1,495,000 | 07/02/2024 |

This Statement of Information was prepared on: 18/04/2024 12:46

