

2/42 Grattan Place, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 13/11/2022 – 12/11/2023:
 \$1,150,000

Comparable Properties



40 Grattan Place, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$912,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Apartment
Agent Comments: Ground floor unit immediately below Unit 2. Same floor plan with courtyard.



2/220 Elgin Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$888,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Apartment
Agent Comments: Contemporary apartment of generous size



205B/640 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$770,000
Method: Private Sale
Date: 21/07/2023
Property Type: Apartment
Agent Comments: Contemporary apartment in larger development

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

| |
|--------------------------------------|
| 2/42 Grattan Place, Carlton Vic 3053 |
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Indicative selling price

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

Range between

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|-----------|
| \$780,000 |
|-----------|

 &

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|-----------|
| \$850,000 |
|-----------|

Median sale price

Median price

| |
|-------------|
| \$1,150,000 |
|-------------|

 Townhouse

| |
|---|
| x |
|---|

 Suburb

| |
|---------|
| Carlton |
|---------|

Period - From

| |
|------------|
| 13/11/2022 |
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 to

| |
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| 12/11/2023 |
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 Source

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| REIV |
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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 |
|--|-----------|--------------|
| 40 Grattan Place, CARLTON 3053 | \$912,000 | 17/06/2023 |
| 2/220 Elgin Street, CARLTON 3053 | \$888,000 | 12/08/2023 |
| 205B/640 Swanston Street, CARLTON 3053 | \$770,000 | 21/07/2023 |

This Statement of Information was prepared on:

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| 13/11/2023 17:00 |
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