

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

209N/20 Reeves Street, Carlton Vic 3053

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$392,500 Property Type Unit Suburb Carlton

Period - From 03/01/2023 to 02/01/2024 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	511D/604 Swanston St CARLTON 3053	\$400,000	21/08/2023
2	309/20 Reeves St CARLTON 3053	\$381,500	06/10/2023
3	1/20 Reeves St CARLTON 3053	\$360,000	11/07/2023

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:

03/01/2024 10:36

209N/20 Reeves Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median Unit Price
03/01/2023 - 02/01/2024: \$392,500

Comparable Properties



511D/604 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$400,000
Method: Private Sale
Date: 21/08/2023
Property Type: Apartment
Land Size: 48 sqm approx



309/20 Reeves St CARLTON 3053 (REI/VG) Agent Comments



Price: \$381,500
Method: Private Sale
Date: 06/10/2023
Property Type: Apartment



1/20 Reeves St CARLTON 3053 (VG) Agent Comments



Price: \$360,000
Method: Sale
Date: 11/07/2023
Property Type: Flat/Unit/Apartment (Res)

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



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