

3/36-42 Berkeley Street, Carlton Vic 3053



2 Bed 2 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$ 820,000 - \$880,000
Median House Price
 18/03/2023 - 17/03/2024: \$950,000

Comparable Properties



108/272 Young Street, Fitzroy 3065 (REI)

2 Bed 2 Bath 1 Car
Price: \$860,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit
Agent Comments: Apartment Smaller property Large complex Comparable Property



109/239 Napier Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car
Price: \$860,000
Method: Private Sale
Date: 23/02/2024
Property Type: Apartment
Agent Comments: Apartment Smaller property Large complex Comparable Property



5/1 Owen Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$850,000
Method: Sold Before Auction
Date: 26/11/2023
Property Type: Apartment
Agent Comments: Similar size property Comparable Property

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

3/36-42 Berkeley Street, Carlton Vic 3053

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$950,000 Townhouse x Suburb Carlton

Period - From 18/03/2023 to 17/03/2024 Source REIV

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
108/272 Young Street, FITZROY 3065	\$860,000	02/03/2024
109/239 Napier Street, FITZROY 3065	\$860,000	23/02/2024
5/1 Owen Street, CARLTON 3053	\$850,000	26/11/2023

This Statement of Information was prepared on:

18/03/2024 09:37