

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

30 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Carlton

Period - From 01/07/2023 to 30/09/2023 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	505 Napier St FITZROY NORTH 3068	\$2,096,000	08/07/2023
2	391 Gore St FITZROY 3065	\$2,042,500	28/05/2023
3	82 Neill St CARLTON 3053	\$1,990,000	09/06/2023

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:

15/11/2023 09:46



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

September quarter 2023: \$1,520,000

Comparable Properties



505 Napier St FITZROY NORTH 3068 (REI/VG) Agent Comments

 3  2  -

Price: \$2,096,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 122 sqm approx



391 Gore St FITZROY 3065 (REI/VG) Agent Comments

 3  2  -

Price: \$2,042,500

Method: Private Sale

Date: 28/05/2023

Property Type: House

Land Size: 84 sqm approx



82 Neill St CARLTON 3053 (REI/VG) Agent Comments

 3  2  -

Price: \$1,990,000

Method: Private Sale

Date: 09/06/2023

Property Type: House

Land Size: 636 sqm approx

Account - Jellis Craig