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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale pi	rice							
Median price	\$1,520,000	Pro	operty Type	Hou	se		Suburb	Carlton
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress 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









Property Type: House (Res) Agent Comments Lee Muddle 03 8415 6100 0449 130 331 leemuddle@jelliscraig.com.au

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



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)



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

Agent Comments



Price: \$1,990,000 Method: Private Sale Date: 09/06/2023 Property Type: House Land Size: 636 sqm approx

Account - Jellis Craig



propertydata

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