

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

303/112 Keppel Street, Carlton Vic 3053

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$392,250

Property Type Unit

Suburb Carlton

Period - From 01/01/2024

to 31/03/2024

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	908A/640 Swanston St CARLTON 3053	\$555,000	23/02/2024
2	5/170 Barkly St BRUNSWICK 3056	\$545,000	26/03/2024
3	7/10 Stanley St COLLINGWOOD 3066	\$540,000	27/03/2024

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:

06/05/2024 15:38

303/112 Keppel Street, Carlton Vic 3053



 1  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

March quarter 2024: \$392,250

Comparable Properties



908A/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

 1  1  1

Price: \$555,000

Method: Private Sale

Date: 23/02/2024

Property Type: Apartment

Land Size: 65 sqm approx



5/170 Barkly St BRUNSWICK 3056 (REI)

Agent Comments

 1  1  1

Price: \$545,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment



7/10 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

 1  1  1

Price: \$540,000

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment

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



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