

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

414/31 Grattan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$412,500 Property Type Unit Suburb Carlton

Period - From 01/04/2023 to 30/06/2023 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	2108/555 Swanston St CARLTON 3053	\$650,000	01/08/2023
2	901/145 Queensberry St CARLTON 3053	\$629,000	06/09/2023
3	6/82 Canning St CARLTON 3053	\$625,000	08/08/2023

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:

06/10/2023 13:39



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
June quarter 2023: \$412,500

Comparable Properties



2108/555 Swanston St CARLTON 3053 (REI) Agent Comments

2 2 1

Price: \$650,000
Method: Private Sale
Date: 01/08/2023
Property Type: Apartment



901/145 Queensberry St CARLTON 3053 (REI) Agent Comments

2 2 1

Price: \$629,000
Method: Private Sale
Date: 06/09/2023
Property Type: Apartment



6/82 Canning St CARLTON 3053 (REI/VG) Agent Comments

2 2 1

Price: \$625,000
Method: Private Sale
Date: 08/08/2023
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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