Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 414/31 Grattan Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$590,000		&		\$630,000			
Median sale p	rice							
Median price	\$412,500	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress 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



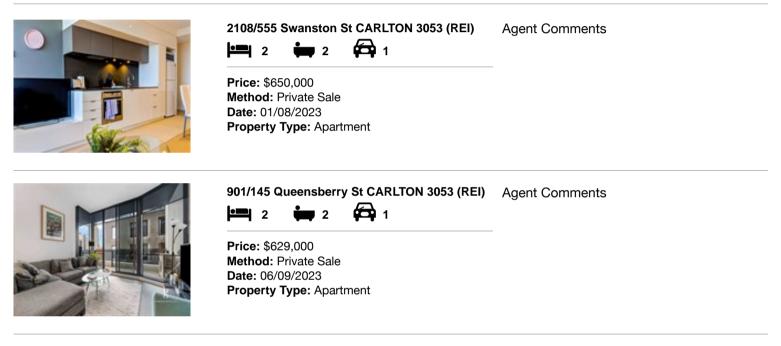
414/31 Grattan Street, Carlton Vic 3053

Dingle Partners



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

Comparable Properties





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



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

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



propertydata

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