

5/220 Elgin Street, Carlton Vic 3053



3 Bed 1 Bath 2 Car

Property Type: Unit

Indicative Selling Price

\$1,300,000

Median House Price

Year ending March 2024: \$411,250

Comparable Properties



15/238 The Avenue, Parkville 3052 (REI)

2 Bed 2 Bath 1 Car

Price: \$1,300,000

Method: Sold Before Auction

Date: 05/04/2024

Property Type: Unit

Agent Comments: Older apartment in high rise development in comfortable condition



301/35 Victoria Parade, Collingwood 3066 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,250,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit

Agent Comments: Contemporary apartment of similar proportions and finish

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

5/220 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$411,250

Unit

x

Suburb

Carlton

Period - From

01/04/2023

to

31/03/2024

Source

REIV

Comparable property sales

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
15/238 The Avenue, PARKVILLE 3052	\$1,300,000	05/04/2024
301/35 Victoria Parade, COLLINGWOOD 3066	\$1,250,000	15/06/2024

This Statement of Information was prepared on:

27/06/2024 09:02