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	20-24 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,080,000

Median sale price

Median price $1,667,500 Property Type House Suburb Carlton

Period - From 01/04/2021 to 31/03/2022 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	13 Charles St CARLTON 3053	$1,100,000	05/02/2022
2	115 Curtain St CARLTON NORTH 3054	$1,060,000	27/05/2022
3	91 Fenwick St CARLTON NORTH 3054	$1,020,000	02/03/2022

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: 13/07/2022 10:15

20-24 Barkly Street, Carlton Vic 3053



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,080,000
Median House Price
Year ending March 2022: $1,667,500

Comparable Properties



13 Charles St CARLTON 3053 (REI/VG)

2 1 -

Price: $1,100,000
Method: Private Sale
Date: 05/02/2022
Property Type: House
Land Size: 131 sqm approx

Agent Comments



115 Curtain St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,060,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 93 sqm approx

Agent Comments



91 Fenwick St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,020,000
Method: Private Sale
Date: 02/03/2022
Property Type: House
Land Size: 107 sqm approx

Agent Comments

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

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