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	79 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,705,000 Property Type House Suburb Carlton

Period - From 01/10/2021 to 30/09/2022 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	106 Charles St FITZROY 3065	$1,350,000	04/06/2022
2	191 Victoria Pde FITZROY 3065	$1,307,000	03/09/2022
3	21 Vere St COLLINGWOOD 3066	$1,275,000	21/06/2022

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: 30/11/2022 16:38

79 Elgin Street, Carlton Vic 3053



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
Year ending September 2022: $1,705,000

Comparable Properties



106 Charles St FITZROY 3065 (REI/VG)

3 1 -

Price: $1,350,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House
Land Size: 93 sqm approx

Agent Comments



191 Victoria Pde FITZROY 3065 (REI/VG)

3 2 1

Price: $1,307,000
Method: Auction Sale
Date: 03/09/2022
Property Type: House (Res)

Agent Comments



21 Vere St COLLINGWOOD 3066 (REI/VG)

3 1 1

Price: $1,275,000
Method: Private Sale
Date: 21/06/2022
Property Type: House
Land Size: 131 sqm approx

Agent Comments

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

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