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	139 Barkly Street, Carlton Vic 3053

Indicative selling price

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

Range between $2,800,000 & $2,950,000

Median sale price

Median price $1,620,500 Property Type House Suburb Carlton

Period - From 01/04/2024 to 30/06/2024 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	36 George St FITZROY 3065	$2,850,000	07/06/2024
2			
3			

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: 22/08/2024 10:26

139 Barkly Street, Carlton Vic 3053

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4 3

Property Type: House (Previously Occupied - Detached)
Land Size: 192 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $2,950,000
Median House Price
June quarter 2024: $1,620,500

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.

Comparable Properties



36 George St FITZROY 3065 (REI)

4 2 2

Price: $2,850,000
Method: Sold Before Auction
Date: 07/06/2024
Property Type: House

Agent Comments

199sqm approx

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.

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