

12 Keeley Lane, Carlton North Vic 3054



3 Bed 1 Bath - Car
Property Type: House
Land Size: 86 sqm approx
Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending March 2024:
 \$1,450,000

Comparable Properties



1/283 Rathdowne Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$1,050,000
Method: Private Sale
Date: 06/02/2024
Property Type: Townhouse (Res)
Agent Comments: Period home on a corner block, does have two living zones and off street parking. Superior overall accommodation.



9/361 Royal Parade, Parkville 3052 (REI/VG)

3 Bed 1 Bath 2 Car
Price: \$900,000
Method: Sold Before Auction
Date: 14/12/2023
Property Type: Apartment
Agent Comments: Ground level three bedroom in an art deco block, inferior property type, superior car accommodation.



6/165 Rose Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car
Price: \$900,000
Method: Sold Before Auction
Date: 15/12/2023
Property Type: Apartment
Agent Comments: Warehouse conversion, inferior property type and accommodation. Does have car space on title.

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

12 Keeley Lane, Carlton North Vic 3054

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$1,450,000

House

x

Suburb

Carlton North

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
1/283 Rathdowne Street, CARLTON 3053	\$1,050,000	06/02/2024
9/361 Royal Parade, PARKVILLE 3052	\$900,000	14/12/2023
6/165 Rose Street, FITZROY 3065	\$900,000	15/12/2023

This Statement of Information was prepared on:

22/04/2024 08:27