

## 131 Canning Street, Carlton Vic 3053



**3 Bed 1 Bath 1 Car**  
**Rooms:** 1  
**Property Type:** Townhouse  
**Land Size:** 151 sqm approx  
**Indicative Selling Price**  
 \$1,700,000 - \$1,800,000  
**Median House Price**  
 Year ending December 2023:  
 \$1,500,000

## Comparable Properties



### 228 Canning Street, Carlton North 3054 (REI/VG)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,782,500  
**Method:** Sold Before Auction  
**Date:** 12/10/2023  
**Property Type:** House (Res)  
**Land Size:** 110 sqm approx  
**Agent Comments:** Similar location, inferior land size and internal size, superior condition fully renovated



### 83 Faraday Street, Carlton 3053 (REI)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,775,000  
**Method:** Auction Sale  
**Date:** 19/11/2023  
**Property Type:** House  
**Land Size:** 117 sqm approx  
**Agent Comments:** Inferior property, original and land value only. Inferior land size



### 610a Drummond Street, Carlton North 3054 (REI)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** Townhouse  
**Agent Comments:** Similar accommodation, additional bathroom and car space, renovated

## 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

131 Canning Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

#### Median sale price

Median price \$1,500,000 House x Suburb Carlton

Period - From 01/01/2023 to 31/12/2023 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
228 Canning Street, CARLTON NORTH 3054	\$1,782,500	12/10/2023
83 Faraday Street, CARLTON 3053	\$1,775,000	19/11/2023
610a Drummond Street, CARLTON NORTH 3054	\$1,700,000	26/08/2023

This Statement of Information was prepared on:

25/01/2024 15:19