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

	Pro	pertv	offered	for	sale
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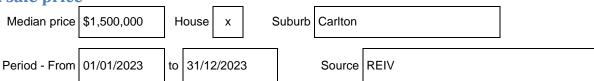
Address	
Including suburb or	131 Canning Street, Carlton Vic 3053
locality and postcode	

Indicative selling price

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

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

Median sale price



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

