## 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

17 David Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,900,000		&		\$2,000,000				
Median sale price									
Median price	\$1,633,000	Pro	operty Type	Hou	se		Suburb	Carlton	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/100 Keppel St CARLTON 3053	\$1,930,000	22/02/2024
2	114 Cardigan St CARLTON 3053	\$1,900,000	15/03/2024
3	53 Nicholson St CARLTON 3053	\$1,900,000	13/02/2024

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:

07/05/2024 11:43



17 David Street, Carlton Vic 3053







Property Type: House (Previously Occupied - Detached) Land Size: 78 sqm approx Agent Comments Liam Carrington 03 8415 6100 0466 896 626 liamcarrington@jelliscraig.com.au

> Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price March quarter 2024: \$1,633,000

# **Comparable Properties**

5/100 Keppel St CARLTON 3053 (REI) 3 3 3 1 Price: \$1,930,000 Method: Sold Before Auction Date: 22/02/2024 Property Type: House (Res)	Agent Comments
114 Cardigan St CARLTON 3053 (REI) 3 2 2 4 Price: \$1,900,000 Method: Private Sale Date: 15/03/2024 Property Type: House	Agent Comments
53 Nicholson St CARLTON 3053 (REI) 3 2 2 1 Price: \$1,900,000 Method: Private Sale Date: 13/02/2024 Property Type: House	Agent Comments

#### Account - Jellis Craig | P: 03 8415 6100



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