

17 Sutton Street, Carlton North Vic 3054



3 Bed 2 Bath - Car

Property Type: House

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

27/11/2022 – 26/11/2023:

\$1,475,000

Comparable Properties



135 Rae Street, Fitzroy North 3068 (REI)

3 Bed 2 Bath 1 Car

Price: \$2,250,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: House (Res)

Land Size: 167 sqm approx

Agent Comments: Similar property in many respects



28 Newry Street, Fitzroy North 3068 (REI/VG)

4 Bed 2 Bath - Car

Price: \$2,121,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 139 sqm approx

Agent Comments: 3 level residence of similar accommodation



921 Rathdowne Street, Carlton North 3054 (REI/VG)

4 Bed 2 Bath - Car

Price: \$2,105,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 152 sqm approx

Agent Comments: Shop front residence in comfortable order

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

17 Sutton Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,4750,000 House x Suburb Carlton North

Period - From 27/11/2022 to 26/11/2023 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
135 Rae Street, FITZROY NORTH 3068	\$2,250,000	17/10/2023
28 Newry Street, FITZROY NORTH 3068	\$2,121,000	29/07/2023
921 Rathdowne Street, CARLTON NORTH 3054	\$2,105,000	12/08/2023

This Statement of Information was prepared on:

27/11/2023 09:28