

# 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

183 Fenwick Street, Carlton North Vic 3054

### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,470,000 Property Type House Suburb Carlton North

Period - From 23/01/2023 to 22/01/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	730 Drummond St CARLTON NORTH 3054	\$1,415,000	15/12/2023
2	44 Fenwick St CARLTON NORTH 3054	\$1,390,000	09/12/2023
3	357 Station St CARLTON NORTH 3054	\$1,345,000	28/11/2023

**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: 23/01/2024 09:20



**Property Type:**

Agent Comments

## Comparable Properties



**730 Drummond St CARLTON NORTH 3054 (REI)**

Agent Comments



**Price:** \$1,415,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** House



**44 Fenwick St CARLTON NORTH 3054 (REI)**

Agent Comments



**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)



**357 Station St CARLTON NORTH 3054 (REI)**

Agent Comments



**Price:** \$1,345,000

**Method:** Auction Sale

**Date:** 28/11/2023

**Property Type:** House (Res)