

19 Sutton Street, Carlton North Vic 3054



3 Bed 2 Bath 1 Car
Property Type: House (Res)
Land Size: 111 sqm approx
Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 March quarter 2024: \$1,462,500

Comparable Properties



259 Rathdowne Street, Carlton 3053 (VG)

2 Bed 2 Bath - Car
Price: \$1,710,000
Method: Sale
Date: 04/01/2024
Property Type: House (Res)
Land Size: 105 sqm approx
Agent Comments: Smaller land size 2 bedrooms
 Comparable size and location Comparable property



562 Drummond Street, Carlton North 3054 (REI/VG)

3 Bed 2 Bath - Car
Price: \$1,635,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: House (Res)
Land Size: 135 sqm approx
Agent Comments: Smaller living area Main road
 Comparable location Comparable property



131 Canning Street, Carlton 3053 (REI)

3 Bed 1 Bath 1 Car
Price: \$1,633,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 151 sqm approx
Agent Comments: Smaller living Comparable location
 Similar style property Main road Comparable property

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

19 Sutton Street, Carlton North Vic 3054
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Indicative selling price

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

Range between

\$1,600,000

 &

\$1,700,000

Median sale price

Median price

\$1,462,500

 House

x

 Suburb

Carlton North

Period - From

01/01/2024

 to

31/03/2024

 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
259 Rathdowne Street, CARLTON 3053	\$1,710,000	04/01/2024
562 Drummond Street, CARLTON NORTH 3054	\$1,635,000	23/11/2023
131 Canning Street, CARLTON 3053	\$1,633,000	19/03/2024

This Statement of Information was prepared on:

23/05/2024 13:45
