

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 2/581-585 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Carlton North

Period - From 01/04/2023 to 31/03/2024 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	10/672 Nicholson St FITZROY NORTH 3068	\$885,000	04/06/2024
2	42 Nicholson St FITZROY NORTH 3068	\$885,000	16/02/2024
3	5/306 Barkly St BRUNSWICK 3056	\$820,000	09/02/2024

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: 10/07/2024 10:30



Property Type: Townhouse (Res)

Agent Comments

Stylish two bedroom home featuring luxe open plan living with an Electrolux/Fisher & Paykel kitchen and a chic two-way bathroom, includes double glazing, heating/cooling and a car space.

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending March 2024: \$687,000

Comparable Properties



10/672 Nicholson St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 04/06/2024

Property Type: Townhouse (Single)



42 Nicholson St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$885,000

Method: Sold Before Auction

Date: 16/02/2024

Property Type: Townhouse (Res)



5/306 Barkly St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 09/02/2024

Property Type: Townhouse (Res)