

# 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

217 Richardson 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 \$1,000,000 & \$1,025,000

### Median sale price

Median price \$1,462,500 Property Type House Suburb Carlton North

Period - From 01/01/2024 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	147 Edward St BRUNSWICK 3056	\$1,350,000	07/06/2024
2	162 Richardson St CARLTON NORTH 3054	\$1,340,000	16/03/2024
3	213 Richardson St CARLTON NORTH 3054	\$1,045,000	12/03/2024

**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:

16/06/2024 15:39



**Rooms:** 3  
**Property Type:** House  
**Land Size:** 130 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,025,000  
**Median House Price**  
March quarter 2024: \$1,462,500

## Comparable Properties



147 Edward St BRUNSWICK 3056 (REI)

**Agent Comments**



**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2024  
**Property Type:** House



162 Richardson St CARLTON NORTH 3054 (REI/VG)

**Agent Comments**



**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 122 sqm approx



213 Richardson St CARLTON NORTH 3054 (REI)

**Agent Comments**



**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 12/03/2024  
**Property Type:** House

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