

228 Canning Street, Carlton North Vic 3054



3 Bed 1 Bath 1 Car
Property Type: House (Res)
Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 Year ending June 2023: \$1,630,000

Comparable Properties



749 Drummond Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: \$1,600,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 140 sqm approx
Agent Comments: 2 bedroom, renovated terrace on similar land size



165 Station Street, Carlton 3053 (REI)

3 Bed 2 Bath - Car
Price: \$1,500,000
Method: Private Sale
Date: 08/09/2023
Property Type: House
Land Size: 95 sqm approx
Agent Comments: Renovated, compact terrace (no rear yard) on smaller land size; inferior position.



5 Curtain Street, Carlton North 3054 (VG)

3 Bed 1 Bath - Car
Price: \$1,500,000
Method: Sale
Date: 07/06/2023
Property Type: House – Attached House N.E.C
Land Size: 91 sqm approx
Agent Comments: 3 level townhouse in development of 5.

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

228 Canning 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 \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,630,000 House x Suburb Carlton North

Period - From 01/07/2022 to 30/06/2023 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
749 Drummond Street, CARLTON NORTH 3054	\$1,600,000	12/08/2023
165 Station Street, CARLTON 3053	\$1,500,000	08/09/2023
5 Curtain Street, CARLTON NORTH 3054	\$1,500,000	07/06/2023

This Statement of Information was prepared on:

18/09/2023 09:42