

23 Pitt Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 4
Property Type: House
Land size: 145 sqm approx
Indicative Selling Price
 \$880,000 - \$960,000
Median House Price
 Year ending December 2023:
 \$1,500,000

Comparable Properties



418 George Street, Fitzroy 3065 (REI)

2 Bed 1 Bath - Car
Price: \$1,030,000
Method: Private Sale
Date: 09/12/2023
Property Type: House
Land Size: 122 sqm approx
Agent Comments: Unrenovated terrace on smaller land of 122m2



223 Nicholson Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car
Price: \$960,000
Method: Private Sale
Date: 27/11/2023
Property Type: House
Land Size: 150 sqm approx
Agent Comments: Unrenovated terrace on main road; similar land size.



373 Napier Street, Fitzroy 3065 (VG)

2 Bed 1 Bath - Car
Price: \$945,000
Method: Sale
Date: 08/09/2023
Property Type: House - Attached House N.E.C.
Land Size: 107 sqm approx
Agent Comments: Unrenovated terrace on compact block of 107m2.

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

23 Pitt Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$880,000

 &

\$960,000

Median sale price

Median price

\$1,500,000

 House

x

 Suburb

Carlton

Period - From

01/01/2023

 to

31/12/2023

 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
418 George Street, FITZROY 3065	\$1,030,000	09/12/2023
223 Nicholson Street, CARLTON 3053	\$960,000	27/11/2023
373 Napier Street, FITZROY 3065	\$945,000	08/09/2023

This Statement of Information was prepared on:

25/01/2024 12:20
