

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

24 Davis Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

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	38 Bell St FITZROY 3065	\$1,620,000	27/04/2024
2	131 Mcilwraith St PRINCES HILL 3054	\$1,580,000	11/05/2024
3	995 Rathdowne St CARLTON NORTH 3054	\$1,553,000	08/05/2024

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:

15/05/2024 12:44



Rooms: 4
Property Type: House (Res)
Land Size: 141 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2024: \$1,462,500

Comparable Properties



38 Bell St FITZROY 3065 (REI)

Agent Comments



Price: \$1,620,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)



131 Mcilwraith St PRINCES HILL 3054 (REI)

Agent Comments



Price: \$1,580,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 205 sqm approx



995 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,553,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: House (Res)

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