Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24 Davis Street, Carlton North Vic 3054

Indicative selling price

For the meaning	of this price see	consume	er.vic.gov.au	u/underquot	ting			
Range betwee	n \$1,500,000		&		\$1,650,000			
Median sale price								
Median price	\$1,462,500	Propert	у Туре Но	use		Suburb	Carlton North	
Period - From	01/01/2024	to 31/0	3/2024] So	urce	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.

Ade	dress 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



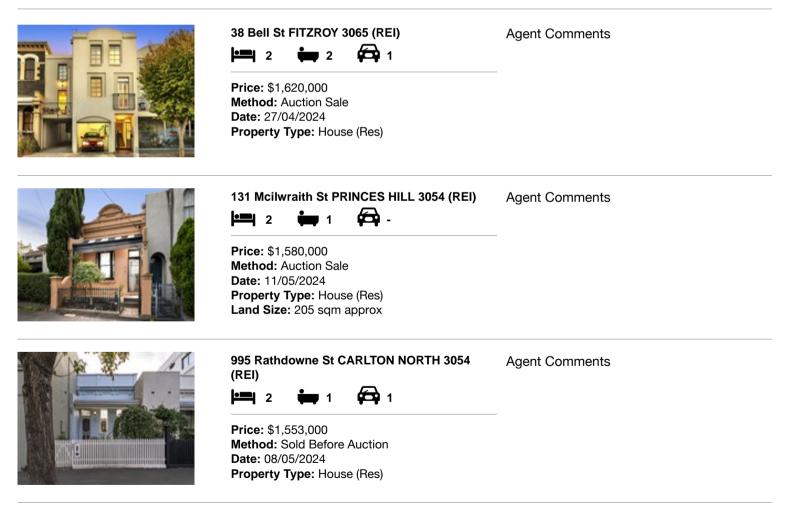






Rooms: 4 Property Type: House (Res) Land Size: 141 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2024: \$1,462,500

Comparable Properties



Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.