

251 Canning Street, Carlton North Vic 3054



3 Bed 2 Bath - Car

Property Type: House (Previously Occupied - Detached)

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

March quarter 2024: \$1,462,500

Comparable Properties



71 Rae Street, Fitzroy North 3068 (REI)

3 Bed 2 Bath - Car

Price: \$1,765,000

Method: Private Sale

Date: 26/05/2024

Property Type: House

Land Size: 134 sqm approx

Agent Comments: Extended single front with similar accommodation and similar land size



131 Canning Street, Carlton 3053 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,633,000

Method: Private Sale

Date: 19/03/2024

Property Type: House

Land Size: 151 sqm approx

Agent Comments: Refurbished c1980's residence of similar size



440 Lygon Street, Carlton 3053 (REI/VG)

4 Bed 1 Bath 1 Car

Price: \$1,604,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 150 sqm approx

Agent Comments: Refurbished double storey terrace; inferior location

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

251 Canning Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

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

Period - From 01/01/2024 to 31/03/2024 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
71 Rae Street, FITZROY NORTH 3068	\$1,765,000	26/05/2024
131 Canning Street, CARLTON 3053	\$1,633,000	19/03/2024
440 Lygon Street, CARLTON 3053	\$1,604,000	02/03/2024

This Statement of Information was prepared on:

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