

281 Station Street, Carlton North, Vic 3054



2 Bed 1 Bath 1 Car
Property Type: House
Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 01/11/2023 – 31/01/2024:
 \$1,510,000

Comparable Properties



14 Newry Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,275,000
Method: Sale
Date: 28/10/2023
Property Type: House
Agent Comments: Comparable position similar accommodation



357 Station Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,345,000
Method: Auction Sale
Date: 28/11/2023
Property Type: House
Agent Comments: Similar size and condition



44 Fenwick Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,390,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House
Agent Comments: Superior size, comparable position

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

281 Station Street, Carlton North, Vic 3054

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,510,000 House x Suburb Carlton North

Period - From 01/11/2023 to 31/01/2024 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
14 Newry Street, Fitzroy North, VIC 3068	\$1,275,000	28/10/2023
357 Station Street, Carlton North, VIC 3054	\$1,345,000	28/11/2023
44 Fenwick Street, Carlton North, VIC 3054	\$1,390,000	09/12/2023

This Statement of Information was prepared on:

27/02/2024