

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 323 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$900,000 & \$990,000

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	418 George St FITZROY 3065	\$1,030,000	09/12/2023
2	382 Wellington St COLLINGWOOD 3066	\$980,000	19/12/2023
3	223 Nicholson St CARLTON 3053	\$960,000	27/11/2023

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 08:55

323 Nicholson Street, Carlton North Vic 3054

**Jellis
Craig**

David Sanguinedo
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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2024: \$1,462,500



Property Type: House (Res)

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



418 George St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 09/12/2023

Property Type: House

Land Size: 121 sqm approx



382 Wellington St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 19/12/2023

Property Type: House

Land Size: 128 sqm approx



223 Nicholson St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 27/11/2023

Property Type: House

Land Size: 150 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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