

## 33 Kay Street, Carlton Vic 3053



### 2 Bed 1 Bath - Car

**Property Type:** House (Previously Occupied - Detached)

### Indicative Selling Price

\$1,420,000 - \$1,520,000

### Median House Price

September quarter 2023:

\$1,520,000

## Comparable Properties



### 749 Drummond Street, Carlton North 3054 (REI/VG)

#### 2 Bed 1 Bath - Car

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** House (Res)

**Land Size:** 141 sqm approx

**Agent Comments:** Renovated terrace on slightly larger land



### 165 Station Street, Carlton 3053 (REI)

#### 3 Bed 2 Bath - Car

**Price:** \$1,500,000

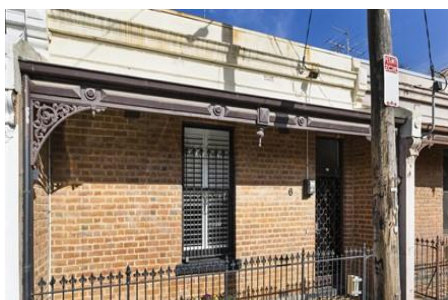
**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** House

**Land Size:** 95 sqm approx

**Agent Comments:** Renovated terrace; inferior position



### 6 Greeves Street, Fitzroy 3065 (REI/VG)

#### 2 Bed 1 Bath - Car

**Price:** \$1,477,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)

**Land Size:** 130 sqm approx

**Agent Comments:** Renovated terrace of similar size

## 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

33 Kay Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,420,000 & \$1,520,000

#### Median sale price

Median price \$1,520,000 House x Suburb Carlton

Period - From 01/07/2023 to 30/09/2023 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
749 Drummond Street, CARLTON NORTH 3054	\$1,600,000	12/08/2023
165 Station Street, CARLTON 3053	\$1,500,000	08/09/2023
6 Greeves Street, FITZROY 3065	\$1,477,000	19/08/2023

This Statement of Information was prepared on:

14/11/2023 13:48