

331 Station Street, Carlton North Vic 3054



2 Bed 1 Bath - Car

Property Type: House (Previously Occupied - Detached)

Land Size: 165 sqm approx

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

Year ending September 2023:

\$1,560,000

Comparable Properties



169 Lee Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,380,000

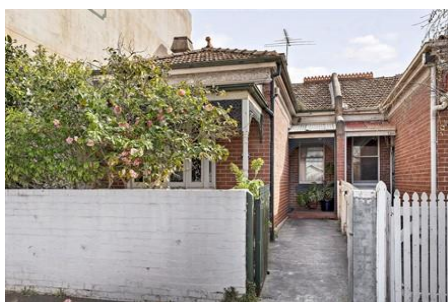
Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 204 sqm approx

Agent Comments: Refurbished 2 bed terrace; inferior position, longer land



925 Rathdowne Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$1,367,000

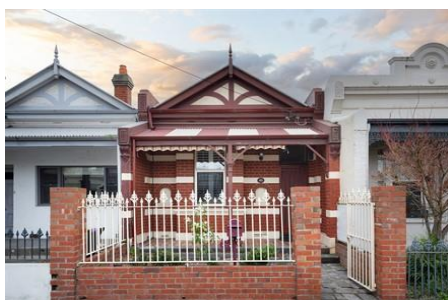
Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 176 sqm approx

Agent Comments: Edwardian terrace in comfortable, unrenovated condition



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

2 Bed 1 Bath - Car

Price: \$1,350,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 157 sqm approx

Agent Comments: Similar condition; inferior floor plan

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

331 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,350,000 & \$1,400,000

Median sale price

Median price \$1,560,000 House x Suburb Carlton North

Period - From 01/10/2022 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
169 Lee Street, CARLTON NORTH 3054	\$1,380,000	21/10/2023
925 Rathdowne Street, CARLTON NORTH 3054	\$1,367,000	07/10/2023
473 Station Street, CARLTON NORTH 3054	\$1,350,000	12/08/2023

This Statement of Information was prepared on:

24/10/2023 17:28