

338 Station Street, Carlton North Vic 3054



3 Bed 1 Bath - Car
Rooms: 1
Property Type: House (Previously Occupied - Detached)
Land Size: 148 sqm approx
Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending December 2023:
 \$1,531,000

Comparable Properties



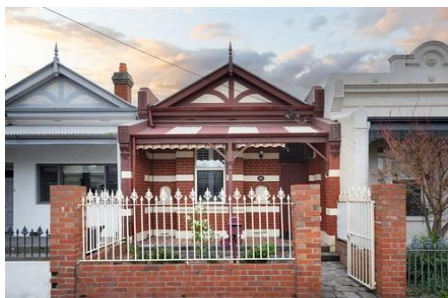
532 Station Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,465,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 162 sqm approx
Agent Comments: Comparable position and appeal, renovated in the 1990's



927 Rathdowne Street, Carlton North 3054 (REI)

3 Bed 1 Bath - Car
Price: \$1,375,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House
Land Size: 175 sqm approx
Agent Comments: Original terrace, comparable condition similar land size, inferior position



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
Land Size: 157 sqm approx
Agent Comments: Comparable position and appeal, inferior accommodation

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

338 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 & \$1,450,000

Median sale price

Median price \$1,531,000 House x Suburb Carlton North

Period - From 01/01/2023 to 31/12/2023 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
532 Station Street, CARLTON NORTH 3054	\$1,465,000	29/08/2023
927 Rathdowne Street, CARLTON NORTH 3054	\$1,375,000	07/10/2023
473 Station Street, CARLTON NORTH 3054	\$1,350,000	12/08/2023

This Statement of Information was prepared on:

16/01/2024 10:40