

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

38 CARLTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Carlton

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

55 RAE STREET FITZROY NORTH VIC 3068	\$1,935,000	10-Feb-24
26 GORE STREET FITZROY VIC 3065	\$1,900,000	29-May-24
27 KING WILLIAM STREET FITZROY VIC 3065	\$2,150,000	28-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 05 July 2024

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55 RAE STREET FITZROY NORTH
VIC 3068

4 2 1

Sold Price **\$1,935,000** Sold Date **10-Feb-24**

Distance **1.14km**



26 GORE STREET FITZROY VIC
3065

3 1 1

Sold Price **\$1,900,000** Sold Date **29-May-24**

Distance **1.09km**



27 KING WILLIAM STREET
FITZROY VIC 3065

4 1 1

Sold Price **\$2,150,000** Sold Date **28-Mar-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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