

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

39 Nicholson Street, Carlton Vic 3053

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Carlton

Period - From 28/05/2023 to 27/05/2024 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	332 Station St CARLTON NORTH 3054	\$1,050,000	13/04/2024
2	52 Dorrit St CARLTON 3053	\$1,035,000	20/04/2024
3	232 Canning St CARLTON NORTH 3054	\$1,000,000	23/03/2024

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:

28/05/2024 20:37



Property Type: House (Res)

Land Size: 107 sqm approx

Agent Comments

Comparable Properties



332 Station St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)



52 Dorrit St CARLTON 3053 (REI)

Agent Comments



Price: \$1,035,000

Method: Private Sale

Date: 20/04/2024

Property Type: House



232 Canning St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)