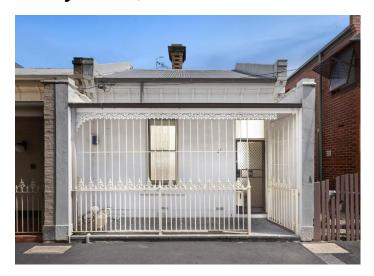
41 Kay Street, Carlton Vic 3053



2 Bed 1 Bath - Car

Rooms: 3

Property Type: House Land Size: 104 sqm approx Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending December 2023:

\$1,500,000

Comparable Properties



96 Kay Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car Price: \$1,087,000 Method: Auction Sale Date: 09/12/2023

Property Type: House (Res) **Land Size:** 115 sqm approx

Agent Comments: Refurbished, yet unrenovated, terrace

on 115m2 of land.



418 George Street, Fitzroy 3065 (REI)

2 Bed 1 Bath - Car Price: \$1,030,000 Method: Private Sale Date: 09/12/2023 Property Type: House Land Size: 122 sqm approx

Agent Comments: Unrenovated terrace on 122m2 land

size



223 Nicholson Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car Price: \$960,000 Method: Private Sale Date: 27/11/2023 Property Type: House Land Size: 150 sqm approx

Agent Comments: Unrenovated main road terrace

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

roperty offered for sale							
Address							
Including suburb or	41 Kay Street, Carlton Vic 3053						
locality and postcode	1						

Indicative selling price

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

\$990,000

Median sale price

bare price							_
Median price	\$1,500,000	Н	ouse x	Suburb	Carlton		
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	
96 Kay Street, CARLTON 3053	\$1,087,000	09/12/2023	
418 George Street, FITZROY 3065	\$1,030,000	09/12/2023	
223 Nicholson Street, CARLTON 3053	\$960,000	27/11/2023	

This Statement of Information was prepared on: 25/01/2024 12:27

