

## 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*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

41 Kay Street, Carlton Vic 3053
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### 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: