

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

420 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,462,500 Property Type House Suburb Carlton North

Period - From 01/01/2024 to 31/03/2024 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 | 562 Drummond St CARLTON NORTH 3054 | \$1,635,000 | 23/11/2023 |
| 2 | 764 Drummond St CARLTON NORTH 3054 | \$1,600,000 | 21/02/2024 |
| 3 | 140a Gold St CLIFTON HILL 3068 | \$1,530,000 | 03/02/2024 |

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:

29/04/2024 10:51



3 1 1

Property Type: House
Land Size: 172 sqm approx
Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2024: \$1,462,500

Comparable Properties

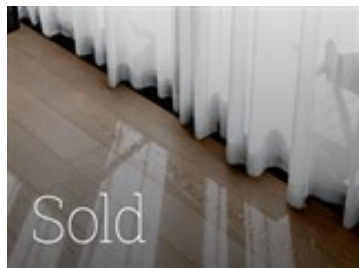


562 Drummond St CARLTON NORTH 3054
(REI/VG)

Agent Comments

3 2 -

Price: \$1,635,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: House (Res)
Land Size: 135 sqm approx



764 Drummond St CARLTON NORTH 3054
(REI/VG)

Agent Comments

3 1 -

Price: \$1,600,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 134 sqm approx



140a Gold St CLIFTON HILL 3068 (REI/VG)

Agent Comments

3 1 1

Price: \$1,530,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 181 sqm approx