

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 462 Canning Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Carlton North

Period - From 01/04/2023 to 30/06/2023 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	761 Drummond St CARLTON NORTH 3054	\$2,300,000	15/06/2023
2	921 Rathdowne St CARLTON NORTH 3054	\$2,105,000	12/08/2023
3			

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: 27/09/2023 09:49



3 2 1

Property Type: House (Res)

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



761 Drummond St CARLTON NORTH 3054
(REI/VG)

Agent Comments

3 2 1

Price: \$2,300,000

Method: Private Sale

Date: 15/06/2023

Property Type: House

Land Size: 228 sqm approx



921 Rathdowne St CARLTON NORTH 3054
(REI/VG)

Agent Comments

4 2 -

Price: \$2,105,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 152 sqm approx

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.