

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 561 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,415,000 Property Type House Suburb Carlton North

Period - From 16/04/2023 to 15/04/2024 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	282 Drummond St CARLTON 3053	\$1,285,000	23/03/2024
2	46 Freeman St FITZROY NORTH 3068	\$1,220,000	23/03/2024
3	327 Nicholson St CARLTON NORTH 3054	\$1,152,000	25/11/2023

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: 16/04/2024 09:13



Rooms: 5

Property Type: House (Res)

Land Size: 173 sqm approx

Agent Comments

Comparable Properties



282 Drummond St CARLTON 3053 (REI)

Agent Comments



Price: \$1,285,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



46 Freeman St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



327 Nicholson St CARLTON NORTH 3054 (REI) Agent Comments



Price: \$1,152,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 145 sqm approx