

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

78 Arnold Street, Carlton North Vic 3054

Indicative selling price

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

Single price \$1,949,000

Median sale price

Median price \$1,432,500

Property Type House

Suburb Carlton North

Period - From 05/06/2023

to 04/06/2024

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		
2		
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:

05/06/2024 11:52

78 Arnold Street, Carlton North Vic 3054

**Nelson
Alexander**

James Pilliner

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Indicative Selling Price

\$1,949,000

Median House Price

05/06/2023 - 04/06/2024: \$1,432,500



Property Type:

Agent Comments

Comparable Properties

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.

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155



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