

79 Curtain Street, Carlton North Vic 3054



4 Bed 1 Bath - Car

Property Type: House (Previously Occupied - Detached)

House (Previously Occupied - Detached)

Land Size: 221 sqm approx

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2024:

\$1,450,000

Comparable Properties



43 York Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath - Car

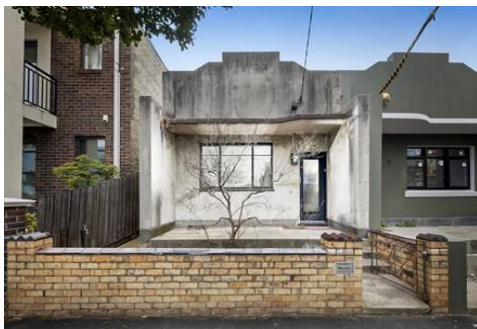
Price: \$1,260,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Agent Comments: Unrenovated however superior condition. Slightly smaller land size.



69 Reid Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,200,000

Method: Auction Sale

Date: 22/02/2024

Property Type: House (Res)

Land Size: 160 sqm approx

Agent Comments: Unrenovated home, inferior building & land size.



23 Pitt Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,075,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 151 sqm approx

Agent Comments: Inferior house size and land size, comparable condition.

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

79 Curtain Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

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

Period - From 01/04/2023 to 31/03/2024 Source REIV

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
43 York Street, FITZROY NORTH 3068	\$1,260,000	13/04/2024
69 Reid Street, FITZROY NORTH 3068	\$1,200,000	22/02/2024
23 Pitt Street, CARLTON 3053	\$1,075,000	24/02/2024

This Statement of Information was prepared on:

18/06/2024 12:45