

# 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 80 Amess Street, Carlton North Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,550,000 & \$2,750,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Carlton North

Period - From 01/10/2023 to 31/12/2023 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	462 Canning St CARLTON NORTH 3054	\$2,600,000	19/10/2023
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: 05/03/2024 12:08



**Property Type:** House

**Land Size:** 216m<sup>2</sup> sqm approx

Agent Comments

## Comparable Properties



**462 Canning St CARLTON NORTH 3054  
(REI/VG)**

Agent Comments



**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 161 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.