

89 Princes Street, Carlton Vic 3053



3 Bed 2 Bath 1 Car
Rooms: 5
Property Type: House
Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2024: \$1,633,000

Comparable Properties



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)
Agent Comments: Unrenovated terrace in need of immediate work



52 Dorrit Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car
Price: \$1,035,000
Method: Private Sale
Date: 20/04/2024
Property Type: House
Agent Comments: Very compact cottage in fair condition



323 Nicholson Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: \$1,020,000
Method: Sold Before Auction
Date: 23/05/2024
Property Type: House (Res)
Agent Comments: 2 bedroom terrace in comfortable order

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

89 Princes Street, Carlton Vic 3053

Indicative selling price

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

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

Median sale price

Median price \$1,633,000 House x Suburb Carlton

Period - From 01/01/2024 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
23 Pitt Street, CARLTON 3053	\$1,075,000	24/02/2024
52 Dorrit Street, CARLTON 3053	\$1,035,000	20/04/2024
323 Nicholson Street, CARLTON NORTH 3054	\$1,020,000	23/05/2024

This Statement of Information was prepared on:

07/06/2024 15:15