

## 4/150 Station Street, Carlton Vic 3053



**3 Bed 2 Bath 1 Car**  
**Property Type:** Apartment

**Indicative Selling Price**  
 \$970,000 - \$1,065,000  
**Median House Price**  
 Year ending June 2017: \$1,584,000

### Comparable Properties

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**330 Amess Street, Brunswick East 3057 (REI)**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$995,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Property Type:** Townhouse (Res)  
**Land Size:** 136m<sup>2</sup>  
**Agent Comments:** Similar style, superior building and condition, less accommodation.

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**16/53-55 Pelham Street, Carlton 3053 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$1,043,500  
**Method:** Private Sale  
**Date:** 19/09/2017  
**Property Type:** Townhouse (Single)  
**Land Size:** 118m<sup>2</sup>  
**Agent Comments:** Similar style property and location, less accommodation.

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**322 Young Street, Fitzroy 3065 (REI)**  
**2 Bed 2 Bath 2 Car**  
**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Property Type:** Townhouse (Res)  
**Land Size:** 87m<sup>2</sup>  
**Agent Comments:** Similar style property, superior condition, less accommodation.

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## 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

4/150 Station Street, Carlton Vic 3053
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#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Suburb or locality

Period - From  to  Source

#### 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
330 Amess Street, Brunswick East 3057	\$995,000	02/09/2017
16/53/55 Pelham Street, Carlton 3053	\$1,043,500	19/09/2017
322 Young Street, Fitzroy 3065	\$1,050,000	20/05/2017