

278 Station Street, Carlton North Vic 3054



4 Bed 2 Bath ROW

Property Type: House (Res)

Land Size: 167m² approx

Indicative Selling Price

\$1,950,000

Median House Price

Year ending September 2017: \$1,702,500

Comparable Properties



127 Amess Street, Carlton North 3054 (REI)

3 Bed 2 Bath 2 Car

Price: \$2,165,000

Method: Auction Sale

Date: 02/12/2017

Property Type: House (Res)

Land Size: 194m²

Agent Comments: Larger land size and off-street parking for 2 cars, superior position.



96 Fergie Street, Fitzroy North 3068 (REI/VG)

4 Bed 2 Bath 1 Car

Price: \$2,000,000

Method: Auction Sale

Date: 09/09/2017

Property Type: House (Res)

Land Size: 179m²

Agent Comments: Similar style renovation & accommodation, superior location with off street parking.



395 Station Street, Carlton North 3054 (REI)

4 Bed 2 Bath

Price: \$1,855,000

Method: Private Sale

Date: 26/10/2017

Property Type: House (Res)

Land Size: 165m²

Agent Comments: Smaller land size and inferior condition, same accommodation

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

278 Station Street, Carlton North Vic 3054

Indicative selling price

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

Single Price \$1,950,000

Median sale price

Median price \$1,702,500 House Suburb or locality Carlton North

Period - From 01/10/2016 to 30/09/2017 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
127 Amess Street, CARTLON NORTH 3054	\$2,165,000	02/12/2017
96 Fergie Street, FITZROY NORTH 3068	\$2,000,000	09/09/2017
395 Station Street, CARLTON NORTH 3054	\$1,855,000	26/10/2017