

679 Station Street, Carlton North Vic 3054



3 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied – Detached)

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

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

Comparable Properties



242 Canning Street, Carlton North 3054 (REI)

2 Bed 1 Bath

Price: \$1,540,000

Method: Auction Sale

Date: 19/08/2017

Property Type: House (Res)

Land Size: 158m²

Agent Comments: Smaller land size, superior street and condition.



78 Arnold Street, Carlton North 3054 (REI)

3 Bed 2 Bath

Price: \$1,540,000

Method: Auction Sale

Date: 12/08/2017

Property Type: House (Res)

Land Size: 275m²

Agent Comments: Similar land size, inferior condition used as commercial space.



535 Station Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath

Price: \$1,501,000

Method: Auction Sale

Date: 03/06/2017

Property Type: House (Res)

Land Size: 153m²

Agent Comments: Smaller land size, similar accommodation, superior 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

679 Station Street, Carlton North Vic 3054
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Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

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
242 Canning Street, CARLTON NORTH 3054	\$1,540,000	19/08/2017
78 Arnold Street, CARLTON NORTH 3054	\$1,540,000	12/08/2017
535 Station Street, CARLTON NORTH 3054	\$1,501,000	03/06/2017