

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

120 Newry Street, Carlton North 3054

Indicative selling price

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

Single price \$1,000,000 or range between &

Median sale price

Median price \$1,628,000 *House x *unit Suburb or locality Carlton North
Period - From March 2017 to Feb 2018 Source Core Logic RP Data

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
1. 12 Sutton St Carlton North	\$ 965,000	10/2/18
2. 17 Shakespeare Street Carlton North	\$1,065,000	3/3/18
3. 728 Lygon Street Carlton North	\$ 925,000	4/12/17