

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Charles 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 \$1,490,000

Property Type House

Suburb Carlton

Period - From 01/04/2020

to

31/03/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	4 Chapman St NORTH MELBOURNE 3051	\$1,106,000	27/03/2021
2	83 Moor St FITZROY 3065	\$1,103,000	28/11/2020
3	98 Rose St FITZROY 3065	\$1,015,000	17/04/2021

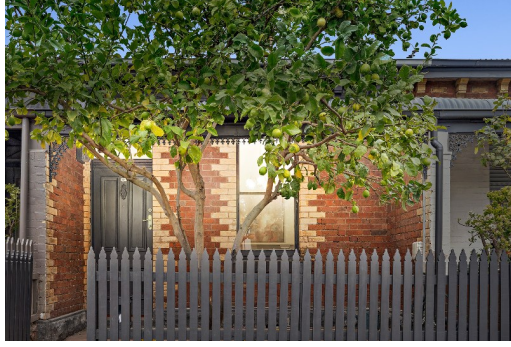
OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

21/05/2021 10:54

12 Charles Street, Carlton Vic 3053



2 - -

Rooms: 4

Property Type: House

Land Size: 113.804 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2021: \$1,490,000

Comparable Properties



4 Chapman St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 -

Price: \$1,106,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 135 sqm approx



83 Moor St FITZROY 3065 (REI/VG)

Agent Comments

2 1 -

Price: \$1,103,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)

Land Size: 117 sqm approx



98 Rose St FITZROY 3065 (REI)

Agent Comments

2 1 -

Price: \$1,015,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161