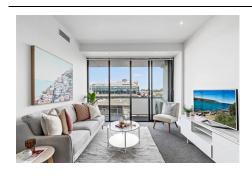
1/545 Nicholson Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car Rooms: 4 Property Type: Unit Indicative Selling Price \$580,000 - \$630,000 Median House Price Year ending March 2023: \$690,000

Comparable Properties



502/459 Royal Parade, Parkville 3052 (REI)

2 Bed 1 Bath 1 Car Price: \$640,000 Method: Private Sale Date: 03/06/2023 Rooms: 3

Property Type: Apartment

Agent Comments: Superior location, same

accommodation, inferior condition



10/649 Drummond Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$630,000 Method: Private Sale Date: 16/01/2023

Property Type: Apartment

Agent Comments: Inferior internal size, similar location,

same accommodation



6/90 May Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car Price: \$620,000 Method: Private Sale Date: 30/05/2023

Property Type: Apartment

Agent Comments: Similar location, inferior condition,

similar size and 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

Proper	ty offe	red fo	r sale

Address Including suburb or locality and postcode

Including suburb or 1/545 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

P							
Median price	\$690,000		Unit x	Suburb	Carlto	n North	
Period - From	01/04/2022	to	31/03/2023] s	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
502/459 Royal Parade, PARKVILLE 3052	\$640,000	03/06/2023
10/649 Drummond Street, CARLTON NORTH 3054	\$630,000	16/01/2023
6/90 May Street, FITZROY NORTH 3068	\$620,000	30/05/2023

This Statement of Information was prepared on: 14/06/2023 15:21

