

## 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*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/545 Nicholson Street, Carlton North Vic 3054

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$690,000 Unit x Suburb Carlton North

Period - From 01/04/2022 to 31/03/2023 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