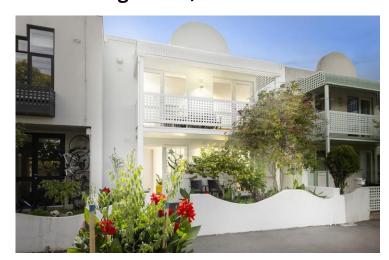
# 131 Canning Street, Carlton Vic 3053



3 Bed 1 Bath 1 Car

Rooms: 2

Property Type: House (Res) Land Size: 151 sqm approx Indicative Selling Price

\$1,640,000

**Median House Price** 

Year ending December 2023:

\$1,500,000

# **Comparable Properties**



#### 733 Drummond Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car Price: \$1,605,000 Method: Auction Sale Date: 02/12/2023

**Property Type:** House(Res) **Land Size:** 136 sqm approx

**Agent Comments:** Similar location & condition, inferior

accommodation & land size



#### 440 Lygon Street, Carlton 3053 (REI)

4 Bed 1 Bath 1 Car Price: \$1,604,000 Method: Auction Sale Date: 02/03/2024

Property Type: House(Res)

Agent Comments: Inferior location & land size, updated,

additional bedroom

## 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

<b>Property offered</b>	for sale
Address	
Including suburb or	131 Canning Street, Carlton Vic 3053
locality and postcode	

### **Indicative selling price**

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

Single price \$1,640,000

#### Median sale price

Median price	\$1,500,000	Н	ouse	х	S	Suburb	Carlton		
Period - From	01/01/2023	to	31/12	2/2023	3		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
733 Drummond Street, CARLTON NORTH 3054	\$1,605,000	02/12/2023
440 Lygon Street, CARLTON 3053	\$1,604,000	02/03/2024

This Statement of Information was prepared on:	14/03/2024 15:1	14
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