

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*

Property offered for sale

Address
Including suburb or
locality and postcode

131 Canning Street, Carlton Vic 3053

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

House

x

Suburb

Carlton

Period - From

01/01/2023

to

31/12/2023

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
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 15:14