

55 Nicholson Street, Carlton Vic 3053



3 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$1,350,000

Median House Price

Year ending December 2017:

\$1,608,000

Comparable Properties



63 King William Street, Fitzroy 3065 (REI/VG)

3 Bed 1 Bath

Price: \$1,475,000

Method: Auction Sale

Date: 25/11/2017

Property Type: House (Res)

Agent Comments: Similar land, un-renovated, superior position



296 Canning Street, Carlton North 3054 (REI)

3 Bed 1 Bath

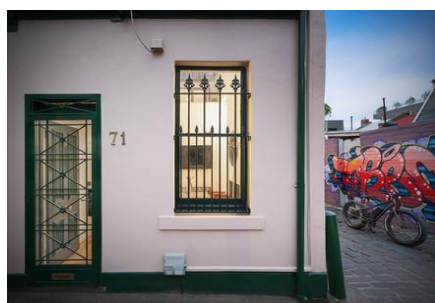
Price: \$1,400,000

Method: Sold Before Auction

Date: 23/02/2018

Property Type: House (Res)

Agent Comments: Superior land and position, un-renovated single story



71 Hanover Street, Fitzroy 3065 (REI/VG)

3 Bed 2 Bath

Price: \$1,305,000

Method: Auction Sale

Date: 15/11/2017

Property Type: House (Res)

Agent Comments: Inferior land with no car park, fully renovated, superior position

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

55 Nicholson Street, Carlton Vic 3053

Indicative selling price

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

Single Price

\$1,350,000

Median sale price

Median price

\$1,608,000

House

☒

Suburb

Carlton

Period - From

01/01/2017

to

31/12/2017

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
63 King William Street, FITZROY 3065	\$1,475,000	25/11/2017
296 Canning Street, CARLTON NORTH 3054	\$1,400,000	23/02/2018
71 Hanover Street, FITZROY 3065	\$1,305,000	15/11/2017