

## 233 Amess Street, Carlton North Vic 3054



**4 Bed 1 Bath - Car**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 283 sqm approx

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

Year ending December 2023:

\$1,531,000

## Comparable Properties



**901 Rathdowne Street, Carlton North 3054 (REI)**

**3 Bed 1 Bath 2 Car**

**Price:** \$2,120,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 297 sqm approx

**Agent Comments:** Similar sized land and house



**193 Amess Street, Carlton North 3054 (REI/VG)**

**3 Bed 1 Bath 2 Car**

**Price:** \$2,106,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 391 sqm approx

**Agent Comments:** Unrenovated house on larger land



**83 Scotchmer Street, Fitzroy North 3068 (REI/VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$1,850,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House

**Land Size:** 230 sqm approx

**Agent Comments:** Unrenovated terrace on smaller land in inferior 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

233 Amess 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 \$1,900,000 & \$2,090,000

#### Median sale price

Median price \$1,531,000 House x Suburb Carlton North

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
901 Rathdowne Street, CARLTON NORTH 3054	\$2,120,000	24/02/2024
193 Amess Street, CARLTON NORTH 3054	\$2,106,000	09/12/2023
83 Scotchmer Street, FITZROY NORTH 3068	\$1,850,000	21/10/2023

This Statement of Information was prepared on:

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