

169 Richardson Street, Carlton North Vic 3054



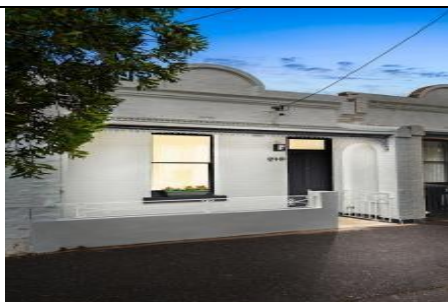
2 Bed 1 Bath 1 Car
Property Type: -
Indicative Selling Price
 \$975,000 - \$1,065,000
Median House Price
 Year ending December 2019:
 \$1,550,000

Comparable Properties



82 Pigdon Street, Carlton North 3054 (VG)

2 Bed 1 Bath - Car
Price: \$1,065,000
Method: Sale
Date: 12/02/2020
Property Type: House(Res)
Agent Comments: Similar location and condition. Inferior land size. Superior position.



213 Richardson Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
Price: \$1,026,000
Method: Auction Sale
Date: 21/03/2020
Rooms: 4
Property Type: House (Res)
Agent Comments: Superior renovation and position. Situated on the same street. Inferior land size (89sqm)



119 Barkly Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car
Price: \$ 995,000
Method: Private Sale
Date: 18/11/2019
Property Type: House (Res)
Land Size: 117 sqm approx.
Agent Comments: Similar condition and floorplan. Inferior land size and location.

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

169 Richardson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$975,000 & \$1,065,000

Median sale price

Median price \$1,550,000 House x Suburb Carlton North

Period - From 01/01/2019 to 31/12/2019 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
82 Pigdon Street, CARLTON NORTH 3054	\$1,065,000	12/02/2020
213 Richardson Street, CARLTON NORTH 3054	\$1,026,000	21/03/2020
119 Barkly Street, CARLTON 3053	\$995,000	18/11/2019

This Statement of Information was prepared on:

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