

2/311 Pigdon Street, Carlton North Vic 3054



2 Bed 1 Bath - Car
Property Type: Apartment
Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 June quarter 2024: \$742,500

Comparable Properties



10/116 Albert Street, Brunswick 3056(REI)

2 Bed 1 Bath 1 Car
Price: \$810,000
Method: Sold Before Auction
Date: 25/04/2024
Property Type: Apartment
Agent Comments: Inferior location, newer development, comparable attributes



4/26 Barkly Street, Brunswick East 3057 (REI)

2 Bed 2 Bath 1 Car
Price: \$812,000
Method: Sold Before Auction
Date: 23/04/2024
Property Type: Unit
Agent Comments: Inferior location, superior as has additional bathroom, newer build no period features



6/301 St Georges Road, Fitzroy North 3068 (REI)

2 Bed 1 Bath 1 Car
Price: \$835,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment
Agent Comments: Comparable attributes & location, similar presentation

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

2/311 Pigdon Street, Carlton North Vic 3054

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$742,500

Unit

x

Suburb

Carlton North

Period - From

01/04/2024

to

30/06/2024

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
10/116 Albert Street, BRUNSWICK 3056	\$810,000	25/04/2024
4/26 Barkly Street, BRUNSWICK EAST 3057	\$812,000	23/04/2024
6/301 St Georges Road, FITZROY NORTH 3068	\$835,000	25/03/2024

This Statement of Information was prepared on:

19/09/2024 11:18