# 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

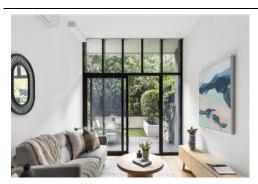
Method: Sold Before Auction

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

Pro	pertv	offered	for	sale
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Address Including suburb or locality and postcode	2/311 Pigdon Street, Carlton North Vic 3054
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## **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	Carlto	n North	
Period - From	01/04/2024	to	30/06/2	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

