

227 Nicholson Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Rooms: 4

Property Type: House

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2023:

\$1,535,000

Comparable Properties



33 Davis Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car

Price: \$1,170,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Agent Comments: Compact terrace on 105m2 block



9 David Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,170,000

Method: Private Sale

Date: 21/01/2023

Property Type: House

Land Size: 73 sqm approx

Agent Comments: Compact terrace on tight 73m2 block



95 Barkly Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,130,000

Method: Private Sale

Date: 16/12/2022

Property Type: House

Land Size: 110 sqm approx

Agent Comments: Compact terrace on 110m2 block

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

227 Nicholson Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,535,000 House x Suburb Carlton

Period - From 01/04/2022 to 31/03/2023 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
33 Davis Street, CARLTON NORTH 3054	\$1,170,000	25/03/2023
9 David Street, CARLTON 3053	\$1,170,000	21/01/2023
95 Barkly Street, CARLTON 3053	\$1,130,000	16/12/2022

This Statement of Information was prepared on:

17/04/2023 14:49