

384 Canning Street, Carlton North Vic 3054



2 -

**Rooms:**

**Property Type:** House

**Land Size:** 172.796 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,550,000 - \$1,650,000

**Median House Price**

Year ending June 2017: \$1,696,500

## Comparable Properties



**673 Canning St CARLTON NORTH 3054 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,628,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 210 sqm approx



**408 Canning St CARLTON NORTH 3054 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,614,500

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 5

**Property Type:** House (Res)



**288 Richardson St PRINCES HILL 3054 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** 4

**Property Type:** House (Res)

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

384 Canning 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 \$1,550,000

&

\$1,650,000

#### Median sale price

Median price \$1,696,500

House

X

Suburb Carlton North

Period - From 01/07/2016

to

30/06/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
673 Canning St CARLTON NORTH 3054	\$1,628,000	27/05/2017
408 Canning St CARLTON NORTH 3054	\$1,614,500	20/05/2017
288 Richardson St PRINCES HILL 3054	\$1,550,000	06/05/2017