# woodards 🚾

# 103 Pigdon Street, Carlton North Vic 3054



2 Bed 1 Bath - Car Rooms: 3 Property Type: House (Res) Indicative Selling Price \$1,290,000 Median House Price September quarter 2024: \$1,617,500

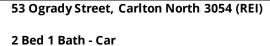
# **Comparable Properties**



#### 17 Seacombe Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath - Car Price: \$1,210,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Land Size: 106 sqm approx Agent Comments: Refurbished terrace of similar size





Price: \$1,244,000 Method: Sold Before Auction Date: 13/09/2024 Property Type: House (Res) Land Size: 135 sqm Agent Comments: Less polished terrace with inferior floor plan.



#### 22 Birkenhead Street, Fitzroy North 3068 (REI/VG)

2 Bed 1 Bath - Car Price: \$1,310,000 Method: Private Sale Date: 07/09/2024 Property Type: House(Res) Land Size: 138 sqm approx Agent Comments: Updated terrace with similar floor plan

## 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 locality and postcode

Including suburb or 103 Pigdon Street, Carlton North Vic 3054

## **Indicative selling price**

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

Single price

\$1,290,000

## Median sale price

Median price		H	ouse x	S	uburb	Carlton	North	
Period - From	01/07/2024	to	30/09/202	4		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
17 Seacombe Street, FITZROY NORTH 3068	\$1,210,000	19/10/2024
53 Ogrady Street, CARLTON NORTH 3054	\$1,244,000	13/09/2024
22 Birkenhead Street, FITZROY NORTH 3068	\$1,310,000	07/09/2024

This Statement of Information was prepared on:

02/12/2024



This guide must not be taken as legal advice.