

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



53 Ogrady Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car
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
Including suburb or
locality and postcode

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

\$1,617,500

House

x

Suburb

Carlton North

Period - From

01/07/2024

to

30/09/2024

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
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