

23 Owen Street, Carlton Vic 3053



1 Bed 1 Bath - Car
Property Type: House (Res)
Indicative Selling Price
 \$1,195,000
Median House Price
 September quarter 2024:
 \$1,700,000

Comparable Properties



18 Macarthur Place North, Carlton 3053 (REI)

1 Bed 1 Bath - Car
Price: \$1,180,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 74 sqm approx
Agent Comments: Modified terrace of similar size



17 Davis Street, Carlton North 3054(REI)

2 Bed 1 Bath - Car
Price: \$1,155,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 101 sqm approx
Agent Comments: Compact terrace; inferior location



49 Macarthur Place South, Carlton 3053 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,100,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 85 sqm approx
Agent Comments: Timber terrace of similar size

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

23 Owen Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,700,000

House

x

Suburb

Carlton

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
18 Macarthur Place North, CARLTON 3053	\$1,180,000	25/11/2024
17 Davis Street, CARLTON NORTH 3054	\$1,155,000	23/11/2024
49 Macarthur Place South, CARLTON 3053	\$1,100,000	19/10/2024

This Statement of Information was prepared on:

13/01/2025 09:48