

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

137 Macpherson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Carlton North

Period - From 01/04/2023

to

30/06/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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.

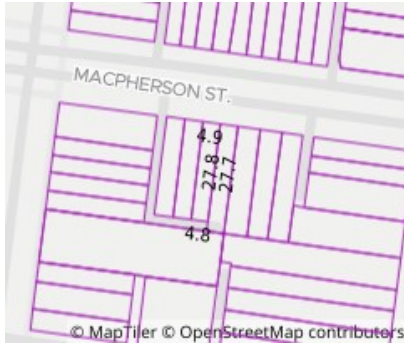
	Address of comparable property	Price	Date of sale
1	250 Napier St FITZROY 3065	\$1,213,000	27/05/2023
2	86 Lydia St BRUNSWICK 3056	\$1,135,000	24/06/2023
3	130 Macpherson St CARLTON NORTH 3054	\$1,106,000	18/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/07/2023 10:23



Property Type: House (Previously Occupied - Detached)

Land Size: 136 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2023: \$1,450,000

Comparable Properties



250 Napier St FITZROY 3065 (REI)

Agent Comments



Price: \$1,213,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)



86 Lydia St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,135,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)



130 Macpherson St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$1,106,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 86 sqm approx