

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

3/491-497 NICHOLSON STREET CARLTON NORTH VIC 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,500

Property type

Unit

Suburb

Carlton North

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 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

5/623 DRUMMOND STREET CARLTON NORTH VIC 3054	\$710,000	16-May-23
27/217 CARDIGAN STREET CARLTON VIC 3053	\$715,000	19-May-23
6/70-74 BRUNSWICK ROAD BRUNSWICK VIC 3056	\$750,000	27-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 20 September 2023



**5/623 DRUMMOND STREET
CARLTON NORTH VIC 3054**

 2  1  1

Sold Price **\$710,000** Sold Date **16-May-23**

Distance **0.64km**



**27/217 CARDIGAN STREET
CARLTON VIC 3053**

 2  1  1

Sold Price **\$715,000** Sold Date **19-May-23**

Distance **1.84km**



**6/70-74 BRUNSWICK ROAD
BRUNSWICK VIC 3056**

 2  1  2

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **27-Jun-23**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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