

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

53 Nicholson Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$1,925,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Carlton

Period - From

01/01/2023

to

31/12/2023

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	172-174 Chetwynd St NORTH MELBOURNE 3051	\$1,935,000	19/08/2023
2	73 Gold St COLLINGWOOD 3066	\$1,850,000	18/11/2023
3	32 Peel St COLLINGWOOD 3066	\$1,818,000	30/09/2023

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:

10/02/2024 17:17

53 Nicholson Street, Carlton Vic 3053



3 bedrooms 2 bathrooms 1 car

Property Type: House

Agent Comments

Indicative Selling Price

\$1,925,000

Median House Price

Year ending December 2023: \$1,500,000

Comparable Properties



172-174 Chetwynd St NORTH MELBOURNE
3051 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,935,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 138 sqm approx



73 Gold St COLLINGWOOD 3066 (REI)

Agent Comments

3 bedrooms 2 bathrooms - car

Price: \$1,850,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)



32 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 2 cars

Price: \$1,818,000

Method: Sold Before Auction

Date: 30/09/2023

Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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