

36 Arnold Street, Carlton North Vic 3054



2 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2024: \$1,553,000

Comparable Properties



239 Albert Street, Brunswick 3056 (REI)

2 Bed 1 Bath - Car

Price: \$1,120,000

Method: Private Sale

Date: 29/07/2024

Property Type: House (Res)

Agent Comments: Inferior location, superior condition, larger land



104 Holden Street, Fitzroy North 3068 (REI)

2 Bed 2 Bath - Car

Price: \$1,250,000

Method: Private Sale

Date: 11/07/2024

Property Type: House (Res)

Agent Comments: Inferior location, far superior condition, larger land



39 Nicholson Street, Carlton 3053 (REI)

2 Bed 1 Bath - Car

Price: \$1,046,000

Method: Sold Before Auction

Date: 11/07/2024

Property Type: House (Res)

Agent Comments: Inferior location, superior condition, larger land

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

36 Arnold Street, Carlton North Vic 3054

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,553,000

House

x

Suburb

Carlton North

Period - From

01/04/2024

to

30/06/2024

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
239 Albert Street, BRUNSWICK 3056	\$1,120,000	29/07/2024
104 Holden Street, FITZROY NORTH 3068	\$1,250,000	11/07/2024
39 Nicholson Street, CARLTON 3053	\$1,046,000	11/07/2024

This Statement of Information was prepared on:

08/08/2024 11:55