

21 Shakespeare Street, Carlton North Vic 3054



2 Bed 1 Bath - Car

Property Type: House

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

Year ending June 2023: \$1,630,000

Comparable Properties



137 Macpherson Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,075,000

Method: Private Sale

Date: 24/08/2023

Property Type: House (Res)

Land Size: 136 sqm approx

Agent Comments: Refurbished, compact terrace



178 Fenwick Street, Carlton North 3054 (VG)

2 Bed 1 Bath - Car

Price: \$990,000

Method: Private Sale

Date: 31/07/2023

Property Type: House (Res)

Land Size: 105 sqm approx

Agent Comments: Unrenovated, compact terrace



728 Lygon Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car

Price: \$973,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 113 sqm approx

Agent Comments: Compact terrace in comfortable order

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

21 Shakespeare Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,630,000 House x Suburb Carlton North

Period - From 01/07/2022 to 30/06/2023 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
137 Macpherson Street, CARLTON NORTH 3054	\$1,075,000	24/08/2023
178 Fenwick Street, CARLTON NORTH 3054	\$990,000	31/07/2023
728 Lygon Street, CARLTON NORTH 3054	\$973,000	03/06/2023

This Statement of Information was prepared on:

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