144 Garton Street, Princes Hill Vic 3054



3 Bed 1 Bath - Car Property Type: House (Res) Land Size: 403 sqm approx Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price 30/09/2023 - 29/09/2024: \$1,892,500

Comparable Properties



581 Rae Street, Fitzroy North 3068 (REI)

4 Bed 1 Bath 1 Car Price: \$1,920,000 Method: Auction Sale Date: 221/09/2024

Property Type: House (Res)

Agent Comments: Unrenovated brick veneer of similar

size



307 Amess Street, Carlton North 3054 (REI)

3 Bed 1 Bath - Car Price: \$2,180,000 Method: Private Sale Date: 08/06/2024

Property Type: House (res) **Land Size:** 384 sqm approx

Agent Comments: Unrenovated Edwardian of similar size



4 Alister Street, Fitzroy North 3068 (REI)

4 Bed 1 Bath 2 Car Price: \$1,900,000 Method: Private Sale Date: 04/06/2024

Property Type: House (Res)

Agent Comments: Unrenovated weatherboard; inferior

position

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

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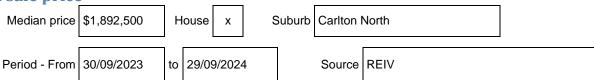
1 5	
Address	
Including suburb or	144 Garton Street, Carlton North Vic 3054
locality and postcode	

Indicative selling price

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

&	\$2,090,000
	&

Median sale price



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
581 Rae Street, FITZROY NORTH 3068	\$1,920,000	21/09/2024
307 Amess Street, CARLTON NORTH 3054	\$2,180,000	08/06/2024
4 Alister Street, FITZROY NORTH 3068	\$1,900,000	04/06/2024

This Statement of Information was prepared on: 30/09/2024 14:53

