

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*

Property offered for sale

Address
Including suburb or
locality and postcode

144 Garton Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,892,500 House x Suburb Carlton North

Period - From 30/09/2023 to 29/09/2024 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
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:

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