

131 Mcilwraith Street, Carlton North Vic 3054



2 Bed 1 Bath - Car
Rooms: 4
Property Type: House
Land Size: 205 sqm approx
Indicative Selling Price
 \$1,450,000 - \$1,595,000
Median House Price
 March quarter 2024: \$1,462,500

Comparable Properties



733 Drummond Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,605,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 136 sqm approx
Agent Comments: Refurbished terrace on smaller land size



281 Station Street, Carlton North 3054 (REIs)

2 Bed 1 Bath 1 Car
Price: \$1,575,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 165 sqm approx
Agent Comments: Refurbished terrace on smaller land size



331 Station Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car
Price: \$1,510,000
Method: Auction Sale
Date: 23/11/2023
Property Type: House (Res)
Land Size: 165 sqm approx
Agent Comments: Victorian terrace in dated, comfortable condition; smaller land size

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

131 Mcilwraith Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,462,500 House x Suburb Carlton North

Period - From 01/01/2024 to 31/03/2024 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
733 Drummond Street, CARLTON NORTH 3054	\$1,605,000	02/12/2023
281 Station Street, CARLTON NORTH 3054	\$1,575,000	23/03/2024
331 Station Street, CARLTON NORTH 3054	\$1,510,000	23/11/2023

This Statement of Information was prepared on:

16/04/2024 12:17