

## 178 Fenwick Street, Carlton North Vic 3054



**2 Bed 1 Bath 1 ROW**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 110 sqm approx

**Indicative Selling Price**

\$1,050,000

**Median House Price**

Year ending March 2023:

\$1,640,000

## Comparable Properties



**232 Edward Street, Brunswick East 3057 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$1,095,000

**Method:** Private Sale

**Date:** 24/04/2023

**Rooms:** 4

**Property Type:** House

**Agent Comments:** Inferior location, same accommodation, inferior condition, same style home



**134 Macpherson Street, Carlton North 3054 (REI/VG)**

**2 Bed 1 Bath - Car**

**Price:** \$1,065,000

**Method:** Sold Before Auction

**Date:** 04/02/2023

**Property Type:** House (Res)

**Land Size:** 92 sqm approx

**Agent Comments:** Similar location, inferior style property and condition, smaller land size, same accommodation



**32 Condell Street, Fitzroy 3065 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$1,030,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Agent Comments:** Similar land size, inferior accommodation, same condition

## 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

178 Fenwick Street, Carlton North Vic 3054

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,050,000

#### Median sale price

Median price

\$1,640,000

House

x

Suburb

Carlton North

Period - From

01/04/2022

to

31/06/2023

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
232 Edward Street, BRUNSWICK EAST 3057	\$1,095,000	24/04/2023
134 Macpherson Street, CARLTON NORTH 3054	\$1,065,000	04/02/2023
32 Condell Street, FITZROY 3065	\$1,030,000	17/06/2023

This Statement of Information was prepared on:

24/07/2023