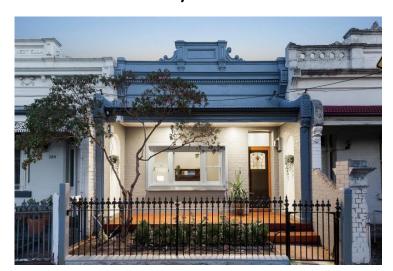
278 Station Street, Carlton North Vic 3054



4 Bed 2 Bath - Car

Rooms: 6

Property Type: House (Res) Land Size: 167 sqm approx Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price September quarter 2024:

\$1,617,500

Comparable Properties



144 Garton Street, Princes Hill 3054 (REI)

4 Bed 1 Bath - Car Price: \$2,120,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res)

Agent Comments: Inferior condition, similar floorplan but

one less bathroom, comparable position



256 Amess Street, Carlton North 3054 (VG)

4 Bed 1 Bath - Car Price: \$2,050,000 Method: Sale Date: 02/10/2024

Property Type: House - Attached House N.E.C.

Land Size: 196 sqm approx

Agent Comments: Comparable location, superior has car

space, inferior condition and presentation



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

3 Bed 1 Bath 2 Car Price: \$2,051,000 Method: Auction Sale Date: 21/09/2024

Property Type: House (Res) **Land Size:** 241 sqm approx

Agent Comments: Inferior accommodation, similar condition, offers parking, comparable as same street

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

	Pro	pertv	offered	for sa	le
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Address	
Including suburb or	278 Station Street, Carlton North Vic 3054
locality and postcode	

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,617,500	Но	ouse	х	S	uburb	Carlton I	North	
Period - From	01/07/2024	to	30/09/	/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
144 Garton Street, PRINCES HILL 3054	\$2,120,000	26/10/2024
256 Amess Street, CARLTON NORTH 3054	\$2,050,000	02/10/2024
578 Station Street, CARLTON NORTH 3054	\$2,051,000	21/09/2024

This Statement of Information was prepared on: 14/01/2025 09:19

