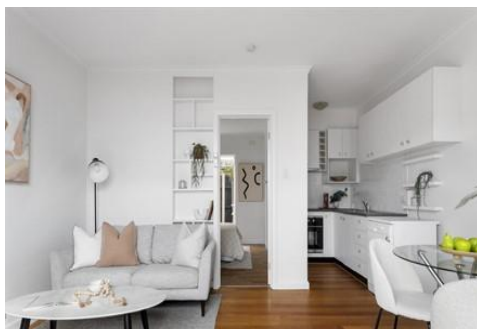


12/427 Nicholson Street, Carlton North Vic 3054



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$460,000 - \$500,000
Median House Price
 20/06/2023 - 19/06/2024: \$680,000

Comparable Properties



2/980 Lygon Street, Carlton North 3054 (REI)

1 Bed 1 Bath 1 Car
Price: \$490,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: Unit
Agent Comments: Comparable size and location
 Comparable property



1/844 Lygon Street, Carlton North 3054 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$480,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit
Agent Comments: Comparable size Main road facing Has
 the courtyard Comparable property



2/9-11 York Street, Fitzroy North 3068 (REI)

1 Bed 1 Bath 1 Car
Price: \$475,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit
Agent Comments: Comparable size & location Doesn't
 have lock up garage. Comparable property

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

12/427 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$680,000 Unit x Suburb Carlton North

Period - From 20/06/2023 to 19/06/2024 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
2/980 Lygon Street, CARLTON NORTH 3054	\$490,000	29/05/2024
1/844 Lygon Street, CARLTON NORTH 3054	\$480,000	15/02/2024
2/9-11 York Street, FITZROY NORTH 3068	\$475,000	16/03/2024

This Statement of Information was prepared on:

20/06/2024 10:02