

7/600 Station Street, Carlton North Vic 3054



2 Bed 1 Bath - Car
Rooms: 4
Property Type: Apartment
Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 03/04/2023-02/04/2024: \$689,000

Comparable Properties



13/86 Queens Parade, Fitzroy North 3068 (REI/VG)

2 Bed 2 Bath 1 Car
Price: \$780,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Apartment
Agent Comments:



305/55 Nicholson Street, Brunswick East 3057 (REI)

2 Bed 1 Bath - Car
Price: \$765,009
Method: Private Sale
Date: 02/03/2024
Property Type: Apartment
Agent Comments: Contemporary apartment. No parking



10/1086 Lygon Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car
Price: \$751,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Agent Comments: Contemporary apartment on main road location

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

7/600 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$689,000 Unit x Suburb Carlton North

Period - From 03/04/2023 to 02/04/2024 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
13/86 Queens Parade, FITZROY NORTH 3068	\$780,000	18/11/2023
305/55 Nicholson Street, BRUNSWICK EAST 3057	\$765,009	02/03/2024
10/1086 Lygon Street, CARLTON NORTH 3054	\$751,000	17/02/2024

This Statement of Information was prepared on:

03/04/2024 11:39