314 Station Street, Carlton North Vic 3054



3 Bed 1 Bath 1 Car

Rooms: 4

Property Type: House Land Size: 162 sqm approx Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending March 2024:

\$1,450,000

Comparable Properties



754 Brunswick Street North, Fitzroy North 3068 (REI)

3 Bed 1 Bath - Car Price: \$1,375,000 Method: Private Sale Date: 09/04/2024 Property Type: House Land Size: 165 sqm approx

Agent Comments: Comparable period property Inferior as

no parking spaces Comparable condition



236 Barkly Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath - Car Price: \$1,360,000

Method: Sold Before Auction

Date: 16/03/2024

Property Type: House (Res) **Land Size:** 420 sqm approx

Agent Comments: Double fronted, inferior no parking

facilities, inferior location, superior land size



102 Sackville Street, Collingwood 3066 (REI/VG)

3 Bed 1 Bath - Car Price: \$1,320,000 Method: Auction Sale Date: 04/05/2024

Property Type: House (Res) **Land Size:** 188 sqm approx

Agent Comments: Inferior no parking space Comparable

style property Inferior 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

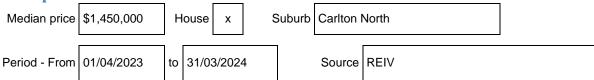
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Address	
Including suburb or	314 Station Street, Carlton North Vic 3054
locality and postcode	

Indicative selling price

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

Median sale price



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
754 Brunswick Street North, FITZROY NORTH 3068	\$1,375,000	09/04/2024
236 Barkly Street, BRUNSWICK 3056	\$1,360,000	16/03/2024
102 Sackville Street, COLLINGWOOD 3066	\$1,320,000	04/05/2024

This Statement of Information was prepared on: 28/06/2024 10:48

