

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*

Property offered for sale

Address
Including suburb or
locality and postcode

314 Station Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,450,000 House x Suburb Carlton North

Period - From 01/04/2023 to 31/03/2024 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
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:

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