

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

1/581 Nicholson St, Carlton North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$710,000

or range between

&

### Median sale price

Median price \$660,000

\*House

\*unit

x

Suburb  
or locality Carlton North

Period - From Oct 2017

to

Sept 2018

Source

Core Logic RP Data

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
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