

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

60 Lang Street, Carlton North Vic 3054

#### Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

#### Median sale price

Median price \$1,630,000

House

X

Unit

Suburb Carlton North

Period - From 01/04/2017

to

31/03/2018

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	65 Fitzgibbon St PARKVILLE 3052	\$2,260,000	19/04/2018
2	112 Wilson St PRINCES HILL 3054	\$2,120,000	28/04/2018
3	308 The Avenue PARKVILLE 3052	\$2,025,000	09/02/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

60 Lang Street, Carlton North Vic 3054



 3  1  1

**Rooms:** 6  
**Property Type:** house  
**Land Size:** 256 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,100,000  
**Median House Price**  
Year ending March 2018: \$1,630,000

## Comparable Properties



**65 Fitzgibbon St PARKVILLE 3052 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$2,260,000  
**Method:** Private Sale  
**Date:** 19/04/2018  
**Rooms:** -  
**Property Type:** House (Res)



**112 Wilson St PRINCES HILL 3054 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$2,120,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx



**308 The Avenue PARKVILLE 3052 (REI)**

**Agent Comments**

 3  3  2

**Price:** \$2,025,000  
**Method:** Sold Before Auction  
**Date:** 09/02/2018  
**Rooms:** -  
**Property Type:** House (Res)