42 Dorrit Street, Carlton Vic 3053



2 Bed 2 Bath - Car

Rooms: 1

Property Type: House (Previously

Occupied - Detached)
Land Size: 80 sqm approx
Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2023:

\$1,535,000

Comparable Properties



159 George Street, Fitzroy 3065 (REI)

2 Bed 1 Bath - Car Price: \$1,480,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res)

Agent Comments: Superior land size, inferior accommodation and unrenovated. Superior position



621 Rathdowne Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$1,480,000 Method: Auction Sale Date: 18/02/2023

Property Type: House (Res) **Land Size:** 123 sqm approx

Agent Comments: Similar land size, inferior condition

and accommodation, comparable location



124 Lee Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$1,400,000 Method: Auction Sale Date: 18/03/2023

Property Type: House (Res) **Land Size:** 179 sqm approx

Agent Comments: Comparable location, inferior

condition and accommodation

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

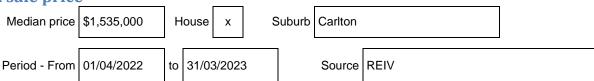
Including suburb or 42 Dorrit Street, Carlton Vic 3053 locality and postcode	Address		
locality and postcode	Including suburb or	42 Dorrit Street, Carlton Vic 3053	
	locality and postcode		

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



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
159 George Street, FITZROY 3065	\$1,400,000	18/03/2023
621 Rathdowne Street, CARLTON NORTH 3054	\$1,390,000	15/06/2023
124 Lee Street, CARLTON NORTH 3054	\$1,380,000	10/06/2023

This Statement of Information was prepared on: 10/07/2023 15:00

