

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*

Property offered for sale

Address
Including suburb or
locality and postcode

42 Dorrit Street, Carlton Vic 3053

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

\$1,535,000

House

x

Suburb

Carlton

Period - From

01/04/2022

to

31/03/2023

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
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