

## 19 Sutton Street, Carlton North Vic 3054



**2 Bed, 2 Bath, 1 Car**

**Property Type:** House

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

20/06/2023 - 19/06/2024:

\$1,455,000

## Comparable Properties



**995 Rathdowne St CARLTON NORTH 3054 (REI)**

**2 Bed, 1 Bath, 1 Car**

**Price:** \$1,553,000

**Method:** Sold Before Auction

**Date:** 08/05/2024

**Property Type:** House (Res)

**Agent Comments:** Smaller property, Period home, Comparable location, 1 bathroom, Comparable property



**268 Station St CARLTON NORTH 3054 (REI)**

**2 Bed, 1 Bath**

**Price:** \$1,515,000

**Method:** Sold Before Auction

**Date:** 21/05/2024

**Property Type:** House (Res)

**Agent Comments:** Smaller property, Period home, Comparable location, 1 bathroom, Inferior property



**142 Curtain St CARLTON NORTH 3054 (REI)**

**3 Bed, 2 Bath, 1 Car**

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 94 sqm approx

**Agent Comments:** Smaller property, Period home, Comparable location, Inferior property

## 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

19 Sutton 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 \$1,500,000 & \$1,600,000

#### Median sale price

Median price \$1,455,000 House x Suburb Carlton North

Period - From 20/06/2023 to 19/06/2024 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
995 Rathdowne St CARLTON NORTH 3054	\$1,553,000	08/05/2024
268 Station St CARLTON NORTH 3054	\$1,515,000	21/05/2024
142 Curtain St CARLTON NORTH 3054	\$1,500,000	25/05/2024

This Statement of Information was prepared on:

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