

11 Sutton Street, Carlton North Vic 3054



3 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2022:

\$1,729,000

Comparable Properties



1/940 Lygon Street, Carlton North 3054 (VG)

3 Bed 2 Bath 2 Car

Price: \$1,500,000

Method: Sale

Date: 28/02/2022

Property Type: Townhouse (Conjoined)

Agent Comments: Front townhouse in development



96 Curtain Street, Carlton North 3054 (REI)

2 Bed 1 Bath - Car

Price: \$1,490,000

Method: Private Sale

Date: 17/12/2021

Property Type: House

Agent Comments: Compact, renovated terrace



37 Sutton Street, Carlton North 3054

4 Bed 2 Bath - Car

Price: \$1,400,000

Method: Sale

Date: 26/03/2022

Property Type: House

Agent Comments: Extended terrace with unusual floor plan.

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

11 Sutton Street, Carlton North Vic 3054

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,729,000 House x Suburb Carlton North

Period - From 01/04/2021 to 31/03/2022 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
1/940 Lygon Street, CARLTON NORTH 3054	\$1,500,000	28/02/2022
96 Curtain Street, CARLTON NORTH 3054	\$1,490,000	17/12/2021
37 Sutton Street, CARLTON NORTH 3054	\$1,400,000	26/03/2022

This Statement of Information was prepared on:

26/04/2022 09:57