

5 Curtain Street, Carlton North Vic 3054



3 Bed 3 Bath 1 Car
Rooms: 6
Property Type: House
Indicative Selling Price
 \$1,500,000
Median House Price
 Year ending March 2023:
 \$1,640,000

Comparable Properties



178 Kerr Street, Fitzroy 3065 (REI/VG)

3 Bed 3 Bath 2 Car
Price: \$1,650,000
Method: Private Sale
Date: 17/01/2023
Property Type: Townhouse (Single)
Agent Comments: 3 level townhouse on smaller land footprint



2/31-33 Oconnor Street, Brunswick East 3057 (REI)

3 Bed 2 Bath 2 Car
Price: \$1,600,000
Method: Sold Before Auction
Date: 17/02/2023
Property Type: Townhouse (Res)
Agent Comments: Recently built 3 level townhouse; smaller overall proportions



16/22-26 Grattan Street, Carlton 3053 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,400,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Townhouse (Res)
Agent Comments: Smaller 3 level townhouse in larger development

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

5 Curtain Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,640,000

House

x

Suburb

Carlton North

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
178 Kerr Street, FITZROY 3065	\$1,650,000	17/01/2023
2/31-33 Oconnor Street, BRUNSWICK EAST 3057	\$1,600,000	17/02/2023
16/22-26 Grattan Street, CARLTON 3053	\$1,400,000	25/03/2023

This Statement of Information was prepared on:

22/05/2023