

## 217 Canning Street, Carlton Vic 3053



**3 Bed 2 Bath 1 Car**  
**Rooms:** 1  
**Property Type:** House  
**Land Size:** 218 sqm approx  
**Indicative Selling Price**  
 \$1,650,000  
**Median House Price**  
 Year ending December 2022:  
 \$1,545,000

### Comparable Properties



#### 628 Canning Street, Carlton North 3054 (REI)

**3 Bed 2 Bath 1 Car**  
**Price:** \$1,690,000  
**Method:** Auction Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Agent Comments:**



#### 127 Drummond Street, Carlton 3053 (REI)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,645,000  
**Method:** Auction Sale  
**Date:** 26/11/2022  
**Property Type:** House  
**Agent Comments:** Superior location, similar accommodation, superior condition renovated, inferior land size



#### 495a Canning Street, Carlton North 3054 (REI)

**3 Bed 1 Bath - Car**  
**Price:** \$1,630,000  
**Method:** Private Sale  
**Date:** 07/09/2022  
**Property Type:** House  
**Land Size:** 211 sqm approx  
**Agent Comments:** Superior location, similar accommodation, superior condition renovated, inferior land size

## 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

217 Canning Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,650,000

#### Median sale price

Median price

\$1,545,000

House

x

Suburb

Carlton

Period - From

01/01/2022

to

31/12/2022

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
628 Canning Street, CARLTON NORTH 3054	\$1,690,000	25/02/2023
127 Drummond Street, CARLTON 3053	\$1,645,000	26/11/2022
495a Canning Street, CARLTON NORTH 3054	\$1,630,000	07/09/2022

This Statement of Information was prepared on:

27/02/2023 09:55