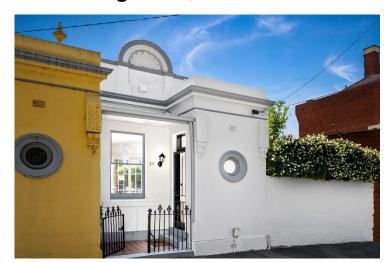
217 Canning Street, Carlton Vic 3053



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

and 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

Proi	nertv	offered	for sal	le
	P,	0110100	101 001	_

Address Including suburb or locality and postcode	217 Canning Street, Carlton Vic 3053
locality and postcode	

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price	\$1,545,000	Н	ouse	х	S	Suburb	Carlton		
Period - From	01/01/2022	to	31/12	2/2022	2		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

