

2/14 Waterloo Street, Carlton VIC 3053



2 Bed 1 Bath 1 Car

Property Type: Townhouse (Res)

Rooms: 4

Indicative Selling Price

\$749,000

Median House Price

25/07/2023 - 24/07/2024: \$970,000

Comparable Properties



1/1086 Lygon Street, Carlton North 3054 (REI)

2 Bed 1 Bath 1 Car

Price: \$750,000

Method: Sold Before Auction

Date: 13/07/2024

Property Type: Apartment

Agent Comments: Ground level apartment of similar age and fit out



25/75 Drummond Street, Carlton 3053 (REI)

2 Bed 1 Bath 2 Car

Price: \$748,500

Method: Auction Sale

Date: 15/06/2024

Property Type: Unit

Agent Comments: Similar sized apartment in larger complex



1/50 Leicester Street, CARLTON 3053 (REI)

2 Bed 1 Bath 1 Car

Price: \$769,000

Method: Private Sale

Date: 17/05/2024

Property Type: Apartment

Agent Comments: Ground level apartment of similar age and fit out in large 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

2/14 Waterloo Street, Carlton, VIC 3053

Indicative selling price

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

Single Price

\$749,000

Median sale price

Median price

\$970,000

House

x

Suburb

Carlton

Period - From

25/07/2023

to

24/07/2024

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
1/1086 Lygon Street, CARLTON NORTH 3054	\$750,000	13/07/2024
25/75 Drummond Street, CARLTON 3053	\$748,500	15/06/2024
1/50 Leicester Street, CARLTON 3053	\$769,000	17/05/2024

This Statement of Information was prepared on:

25/07/2024 09:12