

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

98 Amess Street, Carlton North Vic 3054

### Indicative selling price

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

Single price \$1,950,000

### Median sale price

Median price \$1,902,500

Property Type House

Suburb Carlton North

Period - From 01/07/2021

to 30/09/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	109 Lee St CARLTON NORTH 3054	\$2,106,000	19/06/2021
2	15 Kneen St FITZROY NORTH 3068	\$2,080,000	13/10/2021
3	120 Amess St CARLTON NORTH 3054	\$1,925,000	27/10/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/11/2021 12:36



 3  2  1

**Property Type:** House  
**Land Size:** 220 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,950,000

**Median House Price**

September quarter 2021: \$1,902,500

## Comparable Properties



**109 Lee St CARLTON NORTH 3054 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$2,106,000

**Method:** Auction Sale

**Date:** 19/06/2021

**Property Type:** House (Res)



**15 Kneen St FITZROY NORTH 3068 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$2,080,000

**Method:** Auction Sale

**Date:** 13/10/2021

**Property Type:** House (Res)

**Land Size:** 252 sqm approx



**120 Amess St CARLTON NORTH 3054 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,925,000

**Method:** Auction Sale

**Date:** 27/10/2021

**Property Type:** House (Res)