

9 Henry Street, Carlton North Vic 3054



3 Bed 1 Bath 1 Car

Rooms: 5

Property Type: House

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

June quarter 2024: \$1,553,000

Comparable Properties



4/22 Rowe Street, Fitzroy North 3068 (REI)

3 Bed 2 Bath 1 Car

Price: \$1,352,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Townhouse (Res)

Agent Comments: Similar age and size of building; art of an Owners Corporation



4/150 Station Street, Carlton 3053(REI)

3 Bed 2 Bath 1 Car

Price: \$1,300,000

Method: Private Sale

Date: 12/07/2024

Property Type: House

Agent Comments: Older style townhouse; part of larger development



5 Pagan Lane, Carlton 3053(REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,440,000

Method: Private Sale

Date: 20/06/2024

Property Type: Townhouse (Res)

Land Size: 108 sqm approx

Agent Comments: Contemporary townhouse in laneway

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

9 Henry Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,553,000 House x Suburb Carlton North

Period - From 01/04/2024 to 30/06/2024 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
4/22 Rowe Street, FITZROY NORTH 3068	\$1,352,000	24/08/2024
4/150 Station Street, CARLTON 3053	\$1,300,000	12/07/2024
5 Pagan Lane, CARLTON 3053	\$1,440,000	20/06/2024

This Statement of Information was prepared on:

16/09/2024 16:01