

## 141 Station Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 163 sqm approx  
**Indicative Selling Price**  
 \$1,500,000 - \$1,590,000  
**Median House Price**  
 Year ending September 2021:  
 \$1,520,000

## Comparable Properties



### 53 Kerr Street, Fitzroy 3065 (REI/VG)

**2 Bed 1 Bath 1 Car**  
**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 29/09/2021  
**Property Type:** House  
**Land Size:** 151 sqm approx  
**Agent Comments:** Victorian terrace in good condition; inferior position.



### 520 Station Street, Carlton North 3054 (REI)

**2 Bed 1 Bath - Car**  
**Price:** \$1,585,000  
**Method:** Auction Sale  
**Date:** 23/10/2021  
**Property Type:** House (Res)  
**Agent Comments:** Similar size and layout, older renovation.

## 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

141 Station 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)

Range between \$1,500,000 & \$1,590,000

#### Median sale price

Median price \$1,520,000 House x Suburb Carlton

Period - From 01/10/2020 to 30/09/2021 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
53 Kerr Street, FITZROY 3065	\$1,550,000	29/09/2021
520 Station Street, CARLTON NORTH 3054	\$1,585,000	23/10/2021

This Statement of Information was prepared on:

12/01/2022 08:40