

192 Canning Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car

Rooms: 1

Property Type: House (Previously Occupied - Detached)

Land Size: 148 sqm approx

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending June 2022: \$1,596,000

Comparable Properties



38 Wilson Street, Princes Hill 3054 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,190,000

Method: Sold After Auction

Date: 27/03/2022

Property Type: House

Land Size: 123 sqm approx

Agent Comments: Similar location, inferior land size, same accommodation



241 Canning Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,128,350

Method: Sold Before Auction

Date: 20/07/2022

Property Type: House (Res)

Land Size: 98 sqm approx

Agent Comments: Similar location, inferior location, no parking, superior condition updated.



115 Curtain Street, Carlton North 3054 (REI/VG)

2 Bed 1 Bath - Car

Price: \$1,060,000

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 93 sqm approx

Agent Comments: Similar location, inferior land size, no parking

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

192 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,596,000 House x Suburb Carlton

Period - From 01/07/2021 to 30/06/2022 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
38 Wilson Street, PRINCES HILL 3054	\$1,190,000	27/03/2022
241 Canning Street, CARLTON NORTH 3054	\$1,128,350	20/07/2022
115 Curtain Street, CARLTON NORTH 3054	\$1,060,000	27/05/2022

This Statement of Information was prepared on:

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