

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

102 Curtain Street, Carlton North Vic 3054

Indicative selling price

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

Single price \$1,925,000

Median sale price

Median price \$1,728,000

Property Type House

Suburb Carlton North

Period - From 01/10/2020

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	120 Amess St CARLTON NORTH 3054	\$1,925,000	27/10/2021
2	587 Station St CARLTON NORTH 3054	\$1,905,000	17/07/2021
3	396a Station St CARLTON NORTH 3054	\$1,868,000	16/10/2021

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:

05/11/2021 12:30

102 Curtain Street, Carlton North Vic 3054



4 1

Property Type: House
Land Size: 159 sqm approx
Agent Comments

Indicative Selling Price
\$1,925,000

Median House Price
Year ending September 2021: \$1,728,000

Comparable Properties



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)



587 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments

3 2 1

Price: \$1,905,000
Method: Auction Sale
Date: 17/07/2021
Property Type: House (Res)
Land Size: 146 sqm approx



396a Station St CARLTON NORTH 3054 (REI)

Agent Comments

4 3 1

Price: \$1,868,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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