

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

13 Davis Street, Carlton North Vic 3054

Indicative selling price

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

Single price

\$1,500,000

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	18 Birkenhead St FITZROY NORTH 3068	\$1,512,000	20/10/2021
2	106 Rae St FITZROY NORTH 3068	\$1,511,000	17/07/2021
3	80 Newry St CARLTON NORTH 3054	\$1,450,000	29/09/2021

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:

28/10/2021 18:21



Property Type: House

Land Size: 114 sqm approx

Agent Comments

Comparable Properties



18 Birkenhead St FITZROY NORTH 3068 (REI) **Agent Comments**



Price: \$1,512,000

Method: Auction Sale

Date: 20/10/2021

Property Type: House (Res)



106 Rae St FITZROY NORTH 3068 (REI/VG) **Agent Comments**



Price: \$1,511,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House (Res)

Land Size: 136 sqm approx



80 Newry St CARLTON NORTH 3054 (REI) **Agent Comments**



Price: \$1,450,000

Method: Sold Before Auction

Date: 29/09/2021

Property Type: House