

## 66 Carlton Street, Carlton Vic 3053



**4 Bed 2 Bath 1 ROW**  
**Property Type:** House  
**Land Size:** 159 sqm approx  
**Indicative Selling Price**  
 \$1,600,000 - \$1,750,000  
**Median House Price**  
 Year ending March 2023:  
 \$1,535,000

## Comparable Properties



### 110 Cardigan Street, Carlton 3053 (REI)

**5 Bed 2 Bath 2 Car**  
**Price:** \$1,670,000  
**Method:** Private Sale  
**Date:** 28/04/2023  
**Property Type:** House  
**Agent Comments:** Double storey Victorian, superior condition and accommodation.



### 36 Rae Street, Fitzroy North 3068 (REI/VG)

**4 Bed 3 Bath - Car**  
**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 09/03/2023  
**Property Type:** House  
**Land Size:** 117 sqm approx  
**Agent Comments:** Corner building in unrenovated condition, inferior land size.



### 522 Victoria Parade, East Melbourne 3002 (REI/VG)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 16/03/2023  
**Property Type:** House (Res)  
**Land Size:** 119 sqm approx  
**Agent Comments:** Double storey with inferior land size. Superior condition.

## 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

66 Carlton 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 \$1,600,000 & \$1,750,000

#### Median sale price

Median price \$1,535,000 House x Suburb Carlton

Period - From 01/04/2022 to 31/03/2023 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
110 Cardigan Street, CARLTON 3053	\$1,670,000	28/04/2023
36 Rae Street, FITZROY NORTH 3068	\$1,600,000	09/03/2023
522 Victoria Parade, EAST MELBOURNE 3002	\$1,550,000	16/03/2023

This Statement of Information was prepared on:

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