

355 Nicholson Street, Carlton North Vic 3054



3 Bed 1 Bath 1 Car

Property Type: House

Land Size: 227 sqm approx

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending September 2024:

\$1,510,000

Comparable Properties



85 Macpherson Street, Carlton North 3054 (REI)

3 Bed 1 Bath - Car

Price: \$1,200,000

Method: Private Sale

Date: 20/09/2024

Property Type: House

Agent Comments: Unrenovated home on a corner block, inferior land size.



331 Nicholson Street, Carlton North 3054 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,157,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 155 sqm approx

Agent Comments: Located on the same street, superior condition.



613 Park Street, Brunswick 3056 (REI/VG)

3 Bed 1 Bath - Car

Price: \$1,210,000

Method: Auction Sale

Date: 08/06/2024

Property Type: House (Res)

Land Size: 211 sqm approx

Agent Comments: Unrenovated home with comparable land size.

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

355 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,510,000 House x Suburb Carlton North

Period - From 01/10/2023 to 30/09/2024 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
85 Macpherson Street, CARLTON NORTH 3054	\$1,200,000	20/09/2024
331 Nicholson Street, CARLTON NORTH 3054	\$1,157,000	10/08/2024
613 Park Street, BRUNSWICK 3056	\$1,210,000	08/06/2024

This Statement of Information was prepared on:

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