## 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
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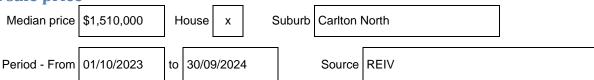
Address Including suburb or locality and postcode 355 Nicholson Street, Carlton North Vic 3054

#### **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



#### 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: 14/10/2024 10:32

