

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

168 Amess Street, Carlton North Vic 3054

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Carlton North

Period - From

01/07/2023

to

30/06/2024

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	558 Drummond St CARLTON NORTH 3054	\$1,264,000	11/05/2024
2	43 York St FITZROY NORTH 3068	\$1,260,000	13/04/2024
3	169 Lee St CARLTON NORTH 3054	\$1,297,500	24/02/2024

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:

21/08/2024 11:14



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending June 2024: \$1,500,000

Comparable Properties



558 Drummond St CARLTON NORTH 3054 (REI/VG)

Agent Comments

2 1 -

Price: \$1,264,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 141 sqm approx



43 York St FITZROY NORTH 3068 (REI/VG)

Agent Comments

2 1 -

Price: \$1,260,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 134 sqm approx



169 Lee St CARLTON NORTH 3054 (REI/VG)

Agent Comments

2 1 1

Price: \$1,297,500

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 204 sqm approx