

75 Station Street, Carlton Vic 3053



2 Bed 1 Bath

Property Type: House (Previously Occupied – Detached)

Land Size: 155 m² approx.

Indicative Selling Price

\$1,195,000

Median House Price

Year ending March 2018:

\$1,675,000

Comparable Properties



164 Canning Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car

Price: \$1,252,000

Method: Auction Sale

Date: 17/02/2018

Property Type: House (Res)

Agent Comments: Unrenovated 1-bedroom terrace. Smaller land.



45 Mckean Street, Fitzroy North 3068 (REI)

2 Bed 1 Bath

Price: \$1,200,000

Method: Auction Sale

Date: 28/04/2018

Property Type: House (Res)

Agent Comments: Unrenovated on similar sized land.



666 Drummond Street, Carlton North 3054 (REI)

2 Bed 1 Bath

Price: \$1,160,000

Method: Private Sale

Date: 02/05/2018

Property Type: House (Res)

Agent Comments: Refurbished on smaller land.

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

75 Station Street, Carlton Vic 3053

Indicative selling price

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

Single Price

\$1,195,000

Median sale price

Median price

\$1,675,000

House

☒

Suburb

Carlton

Period - From

01/04/2017

to

31/03/2018

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
164 Canning Street, CARLTON 3053	\$1,252,000	17/02/2018
45 Mckean Street, FITZROY NORTH 3068	\$1,200,000	28/04/2018
666 Drummond Street, CARLTON NORTH 3054	\$1,160,000	02/05/2018