

26-30 Faraday Street, Carlton Vic 3053



3 Bed 1 Bath - Car

Property Type: House

Indicative Selling Price

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

Median House Price

17/04/2023 - 16/04/2024:

\$1,540,000

Comparable Properties



1 St Andrews Street, North Melbourne 3051 (VG)

3 Bed 1 Bath - Car

Price: \$1,160,000

Method: Sale

Date: 22/11/2023

Property Type: House (Res)

Land Size: 91 sqm approx

Agent Comments: Superior outdoor space Same property attributes Inferior sqm



8/150 Station Street, Carlton 3053 (REI/VG)

3 Bed 2 Bath 1 Car

Price: \$1,155,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Agent Comments: Superior as has car space Has additional bathroom Similar condition



68 Alexandra Parade, Fitzroy 3065 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,131,000

Method: Sold Before Auction

Date: 29/11/2023

Property Type: House (Res)

Land Size: 137 sqm approx

Agent Comments: Superior land size Superior outdoor space Has car space

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

26-30 Faraday Street, Carlton Vic 3053

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 \$1,540,000 House x Suburb Carlton

Period - From 17/04/2023 to 16/04/2024 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
1 St Andrews Street, NORTH MELBOURNE 3051	\$1,160,000	22/11/2023
8/150 Station Street, CARLTON 3053	\$1,155,000	16/12/2023
68 Alexandra Parade, FITZROY 3065	\$1,131,000	29/11/2023

This Statement of Information was prepared on:

17/04/2024 13:42