

## 42 Davis Street, Carlton North, VIC 3054



**2 Bed, 1 Bath**

**Property Type:** House

**Indicative Selling Price**

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

**Median House Price**

Year ending March 2023:

\$1,640,000

## Comparable Properties



**250 Napier Street, Fitzroy 3065 (REI)**

**2 Bed, 1 Bath**

**Price:** \$1,213,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Agent Comments:** Single fronted Victoria with some updates. Inferior overall size



**33 Davis Street, Carlton North 3054 (REI/VG)**

**2 Bed, 1 Bath**

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Land Size:** 105 sqm approx

**Property Type:** House (Res)

**Agent Comments:** Renovated single front Victorian in the same Street. Superior condition. Inferior land size and South facing rear.



**130 Macpherson Street, Carlton North 3054 (REI/VG)**

**2 Bed, 1 Bath**

**Price:** \$1,106,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Land Size:** 86 sqm approx

**Property Type:** House (Res)

**Agent Comments:** Freshly presented two bedroom home with Row. Inferior 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

42 Davis Street, Carlton North, VIC 3054

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,640,000 House x Suburb Carlton North

Period - From 01/04/2022 to 31/03/2023 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
250 Napier Street, Fitzroy 3065	\$1,213,000	27/05/2023
33 Davis Street, Carlton North 3054	\$1,170,000	25/03/2023
130 Macpherson Street, Carlton North 3054	\$1,106,000	18/03/2023

This Statement of Information was prepared on:

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