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	41 Elgin Street, Carlton Vic 3053

Indicative selling price

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

Single price $1,390,000

Median sale price

Median price $1,425,000 Property Type House Suburb Carlton

Period - From 01/10/2022 to 30/09/2023 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	121 Easey St COLLINGWOOD 3066	$1,450,000	02/12/2023
2	48 Palmerston St CARLTON 3053	$1,425,000	16/09/2023
3	927 Rathdowne St CARLTON NORTH 3054	$1,367,000	07/10/2023

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: 27/12/2023 11:21

41 Elgin Street, Carlton Vic 3053



4 2 1

Property Type: House (Res)
Land Size: 103 sqm approx

Agent Comments

Indicative Selling Price
$1,390,000
Median House Price
Year ending September 2023: $1,425,000

Comparable Properties



121 Easey St COLLINGWOOD 3066 (REI)

3 1 2

Price: $1,450,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)

Agent Comments



48 Palmerston St CARLTON 3053 (REI/VG)

3 2 -

Price: $1,425,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 101 sqm approx

Agent Comments



927 Rathdowne St CARLTON NORTH 3054 (REI)

3 1 -

Price: $1,367,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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