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	495A Canning Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,747,500 Property Type House Suburb Carlton North

Period - From 01/07/2021 to 30/06/2022 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	560 Rathdowne St CARLTON NORTH 3054	$1,760,000	06/07/2022
2	108 Mcilwraith St PRINCES HILL 3054	$1,740,000	27/07/2022
3	16 Paterson St PRINCES HILL 3054	$1,710,000	23/07/2022

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: 12/08/2022 16:18

495A Canning Street, Carlton North Vic 3054



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Property Type:
Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
Year ending June 2022: $1,747,500

Comparable Properties



560 Rathdowne St CARLTON NORTH 3054 (REI)

3 1 1

Agent Comments

Price: $1,760,000
Method: Private Sale
Date: 06/07/2022
Property Type: House
Land Size: 241 sqm approx



108 Mcilwraith St PRINCES HILL 3054 (REI)

2 1 1

Agent Comments

Price: $1,740,000
Method: Sold Before Auction
Date: 27/07/2022
Property Type: House (Res)



16 Paterson St PRINCES HILL 3054 (REI)

3 1 -

Agent Comments

Price: $1,710,000
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)

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

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