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	155 Station Street, Carlton Vic 3053

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,525,000 Property Type House Suburb Carlton

Period - From 01/04/2022 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	587 Nicholson St CARLTON NORTH 3054	$1,500,000	26/06/2022
2	266 Elgin St CARLTON 3053	$1,500,000	18/06/2022
3	95 Gore St FITZROY 3065	$1,430,000	17/09/2022

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: 22/09/2022 13:58

155 Station Street, Carlton Vic 3053



1 - -

Rooms: 2
Property Type: House
Land Size: 144.791 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
June quarter 2022: $1,525,000

Comparable Properties



587 Nicholson St CARLTON NORTH 3054 (REI/VG)

3 1 2

Price: $1,500,000
Method: Private Sale
Date: 26/06/2022
Property Type: House
Land Size: 233 sqm approx

Agent Comments



266 Elgin St CARLTON 3053 (REI/VG)

2 1 1

Price: $1,500,000
Method: Sold Before Auction
Date: 18/06/2022
Property Type: House (Res)
Land Size: 104 sqm approx

Agent Comments



95 Gore St FITZROY 3065 (REI)

3 1 -

Price: $1,430,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)

Agent Comments

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

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