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<br>Including suburb and postcode | 327 Nicholson Street, Carlton North Vic 3054 |

## Indicative selling price

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

Range between $985,000 & $1,080,000

## Median sale price

Median price $1,465,000 Property Type House Suburb Carlton North

Period - From 01/07/2023 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 | 137 Macpherson St CARLTON NORTH 3054 | $1,075,000 | 24/08/2023 |
| 2 | 219 Nicholson St CARLTON 3053 | $1,073,000 | 11/08/2023 |
| 3 | 178 Fenwick St CARLTON NORTH 3054 | $985,000 | 31/07/2023 |

**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: 01/11/2023 15:21

# 327 Nicholson Street, Carlton North Vic 3054

David Sanguinedo
03 8415 6100
0449 903 346
davidsanguinedo@jelliscraig.com.au



2 1 0

**Property Type:** House
**Land Size:** 155 sqm approx

Agent Comments

**Indicative Selling Price**
$985,000 - $1,080,000
**Median House Price**
September quarter 2023: $1,465,000

## Comparable Properties



**137 Macpherson St CARLTON NORTH 3054 (REI)**

2 1 -

**Price:** $1,075,000
**Method:** Private Sale
**Date:** 24/08/2023
**Rooms:** 3
**Property Type:** House (Res)

Agent Comments



**219 Nicholson St CARLTON 3053 (REI)**

- - -

**Price:** $1,073,000
**Method:** Private Sale
**Date:** 11/08/2023
**Property Type:** Office
**Land Size:** 160 sqm approx

Agent Comments



**178 Fenwick St CARLTON NORTH 3054 (VG)**

2 - -

**Price:** $985,000
**Method:** Sale
**Date:** 31/07/2023
**Property Type:** House - Attached House N.E.C.
**Land Size:** 105 sqm approx

Agent Comments

**Account** - Jellis Craig

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.