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	325 Nicholson Street, Carlton North Vic 3054

Indicative selling price

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

Range between $1,100,000 & $1,150,000

Median sale price

Median price $1,553,000 Property Type House Suburb Carlton North

Period - From 01/04/2024 to 30/06/2024 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	323 Nicholson St CARLTON NORTH 3054	$1,020,000	23/05/2024
2	15 Davis St CARLTON NORTH 3054	$1,150,000	18/05/2024
3	364 Station St CARLTON NORTH 3054	$1,180,000	11/05/2024

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: 10/09/2024 12:53

325 Nicholson Street, Carlton North Vic 3054

David Sanguinedo
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2 1 0

Property Type: House (Res)
Land Size: 144 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,150,000
Median House Price
June quarter 2024: $1,553,000

Comparable Properties

323 Nicholson St CARLTON NORTH 3054 (REI)

2 1 -

Price: $1,020,000
Method:
Date: 23/05/2024
Property Type: House

Agent Comments

160sqm approx



15 Davis St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,150,000
Method: Private Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 108 sqm approx

Agent Comments



364 Station St CARLTON NORTH 3054 (REI/VG)

2 1 -

Price: $1,180,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 113 sqm approx

Agent Comments

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