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 | 329 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 $1,617,500 Property Type House Suburb Carlton North

Period - From 01/07/2024 to 30/09/2024 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 | 325 Nicholson St CARLTON NORTH 3054 | $1,087,000 | 11/10/2024 |
| 2 | 122 Keele St COLLINGWOOD 3066 | $1,110,000 | 05/10/2024 |
| 3 | 323 Nicholson St CARLTON NORTH 3054 | $1,020,000 | 23/05/2024 |

**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: 23/10/2024 13:41

# 329 Nicholson Street, Carlton North Vic 3054

David Sanguinedo
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2 1 0

**Property Type:** House
**Land Size:** 167 sqm approx

Agent Comments

**Indicative Selling Price**
$985,000 - $1,080,000
**Median House Price**
September quarter 2024: $1,617,500

## Comparable Properties



**325 Nicholson St CARLTON NORTH 3054 (REI)**

2 1 -

**Price:** $1,087,000
**Method:** Sold Before Auction
**Date:** 11/10/2024
**Property Type:** House

Agent Comments

144 sqm approx



**122 Keele St COLLINGWOOD 3066 (REI)**

2 1 -

**Price:** $1,110,000
**Method:** Auction Sale
**Date:** 05/10/2024
**Property Type:** House
**Land Size:** 123 sqm approx

Agent Comments



**323 Nicholson St CARLTON NORTH 3054 (REI/VG)**

2 1 -

**Price:** $1,020,000
**Method:** Sold Before Auction
**Date:** 23/05/2024
**Property Type:** House (Res)
**Land Size:** 167 sqm approx

Agent Comments



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