



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 160 sqm approx

Agent Comments

Comparable Properties



593 Canning St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 162 sqm approx



535 Station St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$1,501,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)



787 Rathdowne St CARLTON NORTH 3054 (REI/VG)

Agent Comments



Price: \$1,470,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 136 sqm approx

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 242 Canning Street, Carlton North Vic 3054

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 \$1,717,500 House X Suburb Carlton North

Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
593 Canning St CARLTON NORTH 3054	\$1,540,000	04/03/2017
535 Station St CARLTON NORTH 3054	\$1,501,000	03/06/2017
787 Rathdowne St CARLTON NORTH 3054	\$1,470,000	01/04/2017