

336 Pigdon Street, Carlton North Vic 3054



2 Bed 1 Bath ROW
Property Type: House

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2017: \$1,696,500

Comparable Properties



288 Richardson Street, Princes Hill 3054 (REIVG)

3 Bed 1 Bath 1 Car

Price: \$1,550,000

Method: Auction Sale

Date: 06/05/2017

Property Type: House (Res)

Land Size: 136m²

Agent Comments: Similar style property and location, inferior condition.



408 Canning Street, Carlton North 3054 (REI)

3 Bed 1 Bath

Price: \$1,614,500

Method: Auction Sale

Date: 20/05/2017

Property Type: House (Res)

Land Size: 167m²

Agent Comments: Similar style property and location, inferior condition and smaller land size.



673 Canning Street, Carlton North 3054 (REI/VG)

3 Bed 1 Bath

Price: \$1,628,000

Method: Auction Sale

Date: 27/05/2017

Property Type: House (Res)

Land Size: 210m²

Agent Comments: Similar style property and location, inferior condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

336 Pigdon Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,696,500 House Suburb or locality Carlton North

Period - From 04/04/2017 to 04/10/2017 Source REIV

Comparable property sales

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
288 Richardson Street, Princes Hill 3054	\$1,550,000	06/05/2017
408 Canning Street, Carlton North	\$1,614,500	20/05/2017
673 Canning Street, Carlton North	\$1,628,000	27/05/2017