

## 98 Princes Street, Carlton North Vic 3054



**2 Bed 1 Bath**

**Property Type:** House

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending June 2018: \$1,540,000

**Agent Comments:** Single front period home with polished timber floors, good sized bedrooms with fireplaces and private outdoor entertaining area at rear with ROW

## Comparable Properties



**658 Lygon Street, Carlton North 3054 (REI/VG)**

**2 Bed 1 Bath**

**Price:** \$940,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Property Type:** House (Res)

**Agent Comments:** Single front period home with ROW at rear. Superior land size of 140 sqm approx.



**10 Charles Street, Carlton 3053 (REI/VG)**

**2 Bed 1 Bath**

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Property Type:** House (Res)

**Agent Comments:** Single front home with ROW at rear. Superior position, located on a quiet street. Land size 110 sqm approx.



**107 Princes Street, Carlton 3053 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$818,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Property Type:** House (Res)

**Agent Comments:** Located on the same street. Inferior condition with ROW.

## 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

98 Princes Street, Carlton North Vic 3054
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Suburb

Period - From  to  Source

#### 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
658 Lygon Street, CARLTON NORTH 3054	\$940,000	19/05/2018
10 Charles Street, CARLTON 3053	\$935,000	30/06/2018
107 Princes Street, CARLTON 3053	\$818,000	18/08/2018