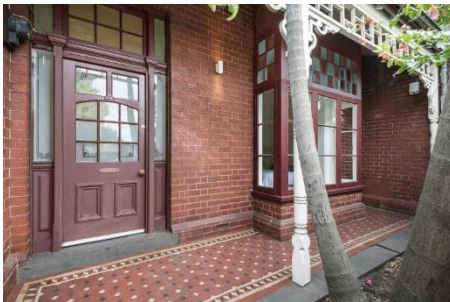


187 Canning Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Property Type: House
Land size: 118.5 sqm approx
Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 Year ending March 2019:
 \$1,310,000

Comparable Properties



245 Nicholson Street, Carlton 3053 (REI)
2 Bed 1 Bath 1 Car
Price: \$1,125,000
Method: Private Sale
Date: 06/06/2019
Property Type: House (Res)
Land size: 187 sqm approx
Agent Comments: Larger terrace in comfortable un-renovated order on main road.



730 Drummond Street, Carlton North 3054 (REI)
2 Bed 1 Bath
Price: \$1,072,000
Method: Auction Sale
Date: 25/05/019
Property Type: House (Res)
Land size: 132 sqm approx
Agent Comments: Refurbished compact terrace



58 Faraday Street, Carlton 3053 (REI)
3 Bed 1 Bath
Price: \$1,070,000
Method: Auction Sale
Date: 22/06/019
Property Type: House (Res)
Agent Comments: Un-renovated terrace

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

187 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$950,000

 &

\$1,045,000

Median sale price

Median price

\$1,310,000

 House

X

 Suburb

Carlton

Period - From

01/04/2018

 to

31/03/2019

 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
245 Nicholson Street, CARLTON 3053	\$1,125,000	06/06/2019
730 Drummond Street, CARLTON NORTH 3054	\$1,072,000	25/05/2019
58 Faraday Street, CARLTON 3053	\$1,070,000	22/06/2019