# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 514 Park Street, Carlton North Vic 3054

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,500,000		&		\$2,750,000				
Median sale p	rice								
Median price	\$1,842,000	Pro	operty Type	Hous	se		Suburb	Carlton North	
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	96 Freeman St FITZROY NORTH 3068	\$2,550,000	07/06/2025
2	121 Edward St BRUNSWICK 3056	\$2,780,000	10/05/2025
3	317 Pigdon St PRINCES HILL 3054	\$2,563,000	05/04/2025

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:

15/07/2025 16:27

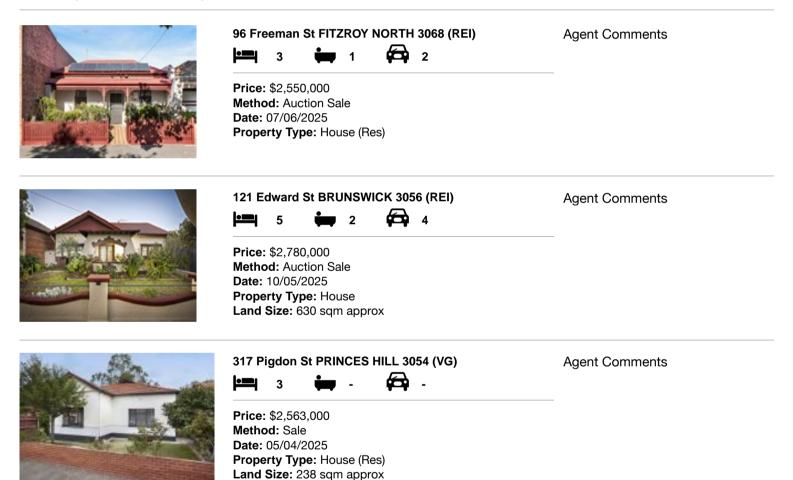






**Property Type:** Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price June quarter 2025: \$1,842,000

# **Comparable Properties**



## Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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