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Rooms:
Property Type: House
Land Size: 95 sqm
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending March 2017: \$1,584,000

Recent renovation to now include 2 bedrooms plus study/3rd bedroom , The Carlton terrace market has been very quiet in the last 6 months so I have included a home in Fitzroy and Nth Melbourne. They are similar in size and level of renovation

Comparable Properties



136 Cecil St FITZROY 3065 (REI)

2 1 -

Price: \$1,203,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)

Agent Comments

Sold in bordering suburb but similar land and condition



72 Curzon St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: \$1,126,000
Method: Sold Before Auction
Date: 16/05/2017
Rooms: -
Property Type: House (Res)

Agent Comments

sold with a 2km radius of the property similar land and condition



100 Faraday St CARLTON 3053 (REI)

2 1 -

Price: \$1,010,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)

Agent Comments

Most recent sale in Carlton on the same land but not renovated

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

Indicative selling price

For the meaning of this price see 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 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
136 Cecil St FITZROY 3065	\$1,203,000	25/03/2017
72 Curzon St NORTH MELBOURNE 3051	\$1,126,000	16/05/2017
100 Faraday St CARLTON 3053	\$1,010,000	18/03/2017