

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 48 Ogrady Street, Carlton North Vic 3054

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Carlton North

Period - From 01/07/2020 to 30/06/2021 Source 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.

	Address of comparable property	Price	Date of sale
1	94 Edward St BRUNSWICK 3056	\$1,350,000	16/08/2021
2	306 Station St CARLTON NORTH 3054	\$1,347,000	29/05/2021
3	335 Napier St FITZROY 3065	\$1,298,000	10/07/2021

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: 17/09/2021 20:25



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Property Type:
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
Year ending June 2021: \$1,620,000

Comparable Properties



94 Edward St BRUNSWICK 3056 (REI)

Agent Comments

2 1 -

Price: \$1,350,000
Method: Private Sale
Date: 16/08/2021
Property Type: House



306 Station St CARLTON NORTH 3054 (REI/VG)

Agent Comments

2 1 -

Price: \$1,347,000
Method: Auction Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 156 sqm approx



335 Napier St FITZROY 3065 (REI)

Agent Comments

2 1 -

Price: \$1,298,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372