

Statement of Information

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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

206/82 Canning Street, Carlton Vic 3053

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$630,000

Median sale price

Median price \$425,000

House

Unit

X

Suburb Carlton

Period - From 01/01/2017

to

31/12/2017

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	710/1 Bouverie St CARLTON 3053	\$638,000	10/03/2018
2	215/132 Smith St COLLINGWOOD 3066	\$635,000	29/09/2017
3	201/475 Cardigan St CARLTON 3053	\$625,000	03/03/2018

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.~~