

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

208/94 Canning Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$557,500

Property Type

Unit

Suburb

Carlton

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	309/94 Canning St CARLTON 3053	\$388,000	02/06/2021
2	9/280-284 Cardigan St CARLTON 3053	\$345,000	20/03/2021
3			

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:

20/09/2021 20:29



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$350,000

Median Unit Price

Year ending June 2021: \$557,500

Comparable Properties

309/94 Canning St CARLTON 3053 (VG)

Agent Comments



Price: \$388,000

Method: Sale

Date: 02/06/2021

Property Type: Flat/Unit/Apartment (Res)



9/280-284 Cardigan St CARLTON 3053 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 20/03/2021

Property Type: Apartment

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.

Account - The One Real Estate (AU) | P: 03 7007 5707