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

Period - From 01/07/2020

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$350,000									
Median sale p	ledian sale price								
Median price	\$557,500	Property Type	Unit	Suburb	Carlton				

30/06/2021

Comparable property sales (*Delete A or B below as applicable)

to

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source

REIV

Ad	dress 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)



Price: \$388,000 Method: Sale Date: 02/06/2021 Property Type: Flat/Unit/Apartment (Res) Agent Comments



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

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