

51/422 Cardigan Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car

Rooms: 2

Property Type: Apartment

Indicative Selling Price

\$450,000 - \$495,000

Median House Price

Year ending March 2023: \$470,000

Comparable Properties



7/475 Cardigan Street, Carlton 3053 (REI)

1 Bed 1 Bath 1 Car

Price: \$471,000

Method: Private Sale

Date: 13/03/2023

Property Type: Apartment

Agent Comments: Same location & accommodation, similar condition and internal size



25/70-74 Brunswick Road, Brunswick 3056 (REI)

1 Bed 1 Bath 1 Car

Price: \$466,500

Method: Auction Sale

Date: 25/02/2023

Property Type: Apartment

Agent Comments: Inferior internal size, same accommodation, inferior location



8/12 Garton Street, Princes Hill 3054 (REI)

1 Bed 1 Bath 1 Car

Price: \$452,500

Method: Auction Sale

Date: 20/05/2023

Property Type: Apartment

Agent Comments: Superior location, similar condition, same accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

51/422 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$470,000 Unit x Suburb Carlton

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales

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
7/475 Cardigan Street, CARLTON 3053	\$471,000	13/03/2023
25/70-74 Brunswick Road, BRUNSWICK 3056	\$466,500	25/02/2023
8/12 Garton Street, PRINCES HILL 3054	\$452,500	20/05/2023

This Statement of Information was prepared on:

22/05/2023 11:12