

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

201/94 CANNING STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$428,000

~~or range~~
~~between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

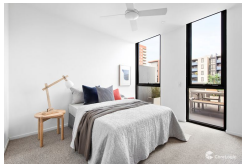
Date of sale

407/94 CANNING STREET CARLTON VIC 3053	\$405,000	26-Jan-23
309/151 PRINCES STREET CARLTON VIC 3053	\$425,000	26-Mar-23
110/300 YOUNG STREET FITZROY VIC 3065	\$480,000	07-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 28 August 2023



**407/94 CANNING STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$405,000** Sold Date **26-Jan-23**

Distance **0km**



**309/151 PRINCES STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$425,000** Sold Date **26-Mar-23**

Distance **0.54km**



**110/300 YOUNG STREET FITZROY
VIC 3065**

1 1 1

Sold Price **\$480,000** Sold Date **07-Mar-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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