

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 103/77 Cardigan Street, Carlton VIC 3053

Indicative selling price

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

Range between \$460,000 & \$495,000

Median sale price

Median price \$568,000 Property type Unit Suburb Carlton

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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
102/81 Cemetery Road, Carlton VIC 3053	\$465,000	27 July 2024
6/289 Nicholson Street, Carlton VIC 3053	\$500,000	13 May 2024
106/151 Princes Street, Carlton VIC 3053	\$500,000	20 April 2024

This Statement of Information was prepared on: 14 August 2024

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 304/77 Cardigan Street, Carlton VIC 3053

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$568,000 Property type Unit Suburb Carlton

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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
5/37 Palmerston Street, Carlton VIC 3053	\$320,000	24 July 2024
1205D/604-640 Swanston Street, Carlton VIC 3053	\$385,000	11 June 2024
506/518 Swanston Street, Carlton VIC 3053	\$370,000	16 May 2024

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