

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

7/94 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

or range
between

\$415,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2023

to

30 Jun 2024

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
201/94 CANNING STREET CARLTON VIC 3053	\$410,000	25-Oct-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: 04 July 2024

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

1 1 1

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

Distance **0km**



**201/94 CANNING STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$410,000** Sold Date **25-Oct-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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