

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

203/77 Cardigan 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2019

to

30 Apr 2020

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

805/123 Pelham Street Carlton VIC 3053	\$610,000	30-Nov-19
2902/483 Swanston Street Melbourne VIC 3000	\$625,000	20-Nov-19
2212/500 Elizabeth Street Melbourne VIC 3000	\$500,000	20-Dec-19

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: 20 May 2020



805/123 Pelham Street Carlton VIC 3053 Sold Price **\$610,000** Sold Date **30-Nov-19**
 Distance **0.26km**
 2 1 1



2902/483 Swanston Street Melbourne VIC 3000 Sold Price **\$625,000** Sold Date **20-Nov-19**
 Distance **0.3km**
 2 1 1



2212/500 Elizabeth Street Melbourne VIC 3000 Sold Price **\$500,000** Sold Date **20-Dec-19**
 Distance **0.43km**
 2 1 -

RS = Recent sale UN = Undisclosed Sale

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