

## 28/221 Cardigan Street, Carlton Vic 3053



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

September quarter 2023:

\$1,520,000

## Comparable Properties



**807A/640 Swanston Street, Carlton 3053 (REI)**

**2 Bed 1 Bath 2 Car**

**Price:** \$790,000

**Method:** Private Sale

**Date:** 21/08/2023

**Property Type:** Apartment

**Land Size:** 80 sqm approx

**Agent Comments:** Similar age and style of apartment



**205B/640 Swanston Street, Carlton 3053 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$770,000

**Method:** Private Sale

**Date:** 21/07/2023

**Property Type:** Apartment

**Land Size:** 94 sqm approx

**Agent Comments:** Similar age and style of apartment



**63/422 Cardigan Street, Carlton 3053 (REI)**

**2 Bed 1 Bath 2 Car**

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 03/10/2023

**Property Type:** Unit

**Agent Comments:** Older apartment with no outdoor area

## 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

28/221 Cardigan Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

#### Median sale price

Median price \$1,520,000 House x Suburb Carlton

Period - From 01/07/2023 to 30/09/2023 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
807A/640 Swanston Street, CARLTON 3053	\$790,000	21/08/2023
205B/640 Swanston Street, CARLTON 3053	\$770,000	21/07/2023
63/422 Cardigan Street, CARLTON 3053	\$710,000	03/10/2023

This Statement of Information was prepared on:

02/01/2024 12:26