



STATEMENT OF INFORMATION

3/28 LITTLE CARDIGAN STREET, CARLTON, VIC 3053

PREPARED BY MARGARET CHADWICK, BOW RESIDENTIAL, PHONE: 0467 236 327

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/28 LITTLE CARDIGAN STREET,

1 bed 0 bath 0 car

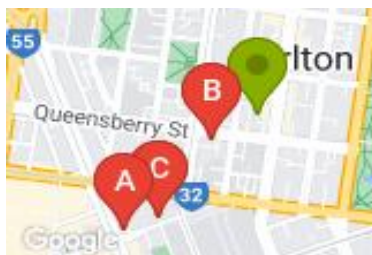
Indicative Selling Price

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

Price Range: \$480,000 to \$528,000

Provided by: Margaret Chadwick, Bow Residential

MEDIAN SALE PRICE



CARLTON, VIC, 3053

Suburb Median Sale Price (Unit)

\$311,000

01 July 2022 to 30 June 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



6003/462 ELIZABETH ST, MELBOURNE,

1 bed 1 bath 1 car

Sale Price

\$480,000

Sale Date: 20/05/2023

Distance from Property: 602m



916/145 QUEENSBERRY ST, CARLTON,

1 bed 1 bath 2 car

Sale Price

\$520,000

Sale Date: 28/03/2023

Distance from Property: 173m



2309/8 FRANKLIN ST, MELBOURNE, VIC

2 bed 1 bath 1 car

Sale Price

***\$485,000**

Sale Date: 10/06/2023

Distance from Property: 487m



This report has been compiled on 07/07/2023 by Bow Residential. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

3/28 LITTLE CARDIGAN STREET, CARLTON, VIC 3053

Indicative selling price

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

Price Range:

\$480,000 to \$528,000

Median sale price

Median price

\$311,000

Property type

Unit

Suburb

CARLTON

Period

01 July 2022 to 30 June 2023

Source



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

Price

Date of sale

6003/462 ELIZABETH ST, MELBOURNE, VIC 3004	\$480,000	20/05/2023
916/145 QUEENSBERRY ST, CARLTON, VIC 3053	\$520,000	28/03/2023
2309/8 FRANKLIN ST, MELBOURNE, VIC 3000	*\$485,000	10/06/2023

This Statement of Information was prepared

07/07/2023