

# 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

301/479 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 \$590,000

&

\$620,000

### Median sale price

Median price \$609,000

Property Type Unit

Suburb Carlton

Period - From 01/04/2021

to 30/06/2021

Source REIV

### 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 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
1	204/94 Canning St CARLTON 3053	\$615,000	29/04/2021
2	19/17-21 Blackwood St NORTH MELBOURNE 3051	\$610,000	19/06/2021
3	11/844 Lygon St CARLTON NORTH 3054	\$600,000	29/04/2021

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 six months.~~

This Statement of Information was prepared on:

02/09/2021 15:31

301/479 Cardigan Street, Carlton Vic 3053



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$620,000  
**Median Unit Price**  
June quarter 2021: \$609,000

## Comparable Properties



**204/94 Canning St CARLTON 3053 (REI/VG)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 29/04/2021  
**Property Type:** Apartment



**19/17-21 Blackwood St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Sold Before Auction  
**Date:** 19/06/2021  
**Property Type:** Apartment



**11/844 Lygon St CARLTON NORTH 3054 (REI/VG)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 29/04/2021  
**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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