

## 404/94 Canning Street, Carlton Vic 3053



**2 Bed 2 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$599,000

**Median House Price**

Year ending March 2024: \$411,250

## Comparable Properties



**205/82 Canning Street, Carlton 3053 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$629,000

**Method:** Private Sale

**Date:** 25/01/2024

**Property Type:** Apartment

**Agent Comments:** This property compares as following:  
Similar location, Similar floor plan & Superior size



**4/94 Canning Street, Carlton 3053 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$605,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Unit

**Agent Comments:** This property compares as following:  
Same location, Same floor plan & Same size



**86 Canning Street, Carlton 3053 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$595,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** Unit

**Agent Comments:** This property compares as following:  
Similar location, Similar floorplan & Similar size

## 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

404/94 Canning 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)

Single price

\$599,000

#### Median sale price

Median price

\$411,250

Unit

x

Suburb

Carlton

Period - From

01/04/2023

to

31/03/2024

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
205/82 Canning Street, CARLTON 3053	\$629,000	25/01/2024
4/94 Canning Street, CARLTON 3053	\$605,000	22/03/2024
86 Canning Street, CARLTON 3053	\$595,000	26/03/2024

This Statement of Information was prepared on:

10/06/2024 19:55