

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 103/77 Cardigan Street, Carlton VIC 3053

Indicative selling price

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

Range between \$567,000 & \$587,000

Median sale price

Median price \$409,000 Property type Unit Suburb Carlton

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
41/121 Rathdowne Street, Carlton VIC 3053	\$590,000	07/12/2023
1303/250 Elizabeth Street, Melbourne VIC 3000	\$565,000	22/12/2023
2106/483 Swanston Street, Melbourne VIC 3000	\$560,000	18/09/2023

This Statement of Information was prepared on: 22 January 2024

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 304/77 Cardigan Street, Carlton VIC 3053

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$409,000 Property type Unit Suburb Carlton

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
804/60 A'Beckett Street, Melbourne VIC 3000	\$420,000	27/10/2023
1204/250 Elizabeth Street, Melbourne VIC 3000	\$440,000	13/10/2023
2209/60 A'Beckett Street, Melbourne VIC 3000	\$425,000	24/07/2023

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