

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

37/438 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$515,000

Property Type Unit

Suburb Carlton

Period - From 01/01/2021

to

31/03/2021

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	17/147 Curzon St NORTH MELBOURNE 3051	\$582,500	24/04/2021
2	16/116-140 Drummond St CARLTON 3053	\$605,000	17/04/2021
3	11/126 Park Dr PARKVILLE 3052	\$615,000	20/03/2021

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:

28/06/2021 18:29



Property Type: Unit

Agent Comments

Comparable Properties



17/147 Curzon St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$582,500

Method: Sold Before Auction

Date: 24/04/2021

Property Type: Apartment



16/116-140 Drummond St CARLTON 3053 (REI)

Agent Comments



Price: \$605,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment



11/126 Park Dr PARKVILLE 3052 (REI/VG)

Agent Comments



Price: \$615,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Apartment