



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

307/82 Canning Street, Carlton, 3053

Indicative selling price

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

Single price

or range between

\$580,000.00

&

\$620,000.00

Median sale price

Median price

\$546,000.00

Property type

Unit/Apartment

Suburb

CARLTON

Period - From

Apr 2019

to

Jun 2019

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
514a/640 Swanston St CARLTON	\$625,000.00	1/06/2019
406D/21 Robert St COLLINGWOOD	\$602,000.00	24/08/2019
35/422 Cardigan St CARLTON	\$590,000.00	4/05/2019

This Statement of Information was prepared on:

Tuesday 01st October 2019