

# 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

48/422 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 \$490,000 & \$520,000

### Median sale price

Median price \$431,000 Property Type Unit Suburb Carlton

Period - From 01/07/2023 to 30/06/2024 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	517/300 Swanston St MELBOURNE 3000	\$525,000	07/08/2024
2	3/47 Barkly St CARLTON 3053	\$500,000	22/06/2024
3	115/68 Leveson St NORTH MELBOURNE 3051	\$510,000	16/05/2024

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:

25/08/2024 16:51

48/422 Cardigan Street, Carlton Vic 3053



 1  1  1

**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$490,000 - \$520,000  
**Median Unit Price**  
Year ending June 2024: \$431,000

## Comparable Properties



**517/300 Swanston St MELBOURNE 3000 (REI)** **Agent Comments**

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**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 07/08/2024  
**Rooms:** 2  
**Property Type:** Apartment



**3/47 Barkly St CARLTON 3053 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$500,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** Unit



**115/68 Leveson St NORTH MELBOURNE 3051 (REI/VG)** **Agent Comments**

 1  1  1

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** Apartment