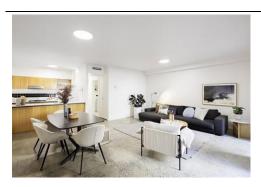
30/221 Cardigan Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$780,000 - \$830,000 Median House Price Year ending March 2024: \$411,250

Comparable Properties



9/26 Victoria Street, Fitzroy 3065 (REI)

2 Bed 1 Bath 1 Car Price: \$835,000 Method: Private Sale Date: 02/05/2024 Property Type: Unit

Agent Comments: Comparable development, polished

concrete floors, two outdoor areas.



10/116 Drummond Street, Carlton 3053 (VG)

2 Bed 1 Bath 1 Car Price: \$811,000 Method: Sale Date: 08/03/2024

Property Type: Flat/Unit/Apartment (Res) **Agent Comments:** Comparable development and

floorplan.



28/221 Cardigan Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car Price: \$772,400

Method: Sold Before Auction

Date: 30/01/2024

Property Type: Apartment

Agent Comments: Located in the same building. Inferior

condition.

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

	Pro	pertv	offered	for	sale
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Address	
Including suburb or	30/221 Cardigan Street, Carlton Vic 3053
locality and postcode	

Indicative selling price

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

Range between	\$780,000	&	\$830,000
italige between	\$7.00,000	α	4030,000

Median sale price

Median price	\$411,250		Unit	х	Suburb	Carlto	n	
Period - From	01/04/2023	to	31/03/2	2024	S	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
9/26 Victoria Street, FITZROY 3065	\$835,000	02/05/2024
10/116 Drummond Street, CARLTON 3053	\$811,000	08/03/2024
28/221 Cardigan Street, CARLTON 3053	\$772,400	30/01/2024

This Statement of Information was prepared on: 28/05/2024 11:58

