

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*

Property offered for sale

Address
Including suburb or
locality and postcode

30/221 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$411,250

Unit

x

Suburb

Carlton

Period - From

01/04/2023

to

31/03/2024

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