

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

307/94 Canning Street, Carlton Vic 3053

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$411,250 Property Type Unit Suburb Carlton

Period - From 01/04/2023 to 31/03/2024 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	8/1 St David St FITZROY 3065	\$445,000	17/04/2024
2	212E/9 Robert St COLLINGWOOD 3066	\$435,000	07/06/2024
3	109/475 Cardigan St CARLTON 3053	\$412,000	09/05/2024

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:

10/07/2024 15:39

307/94 Canning Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
Year ending March 2024: \$411,250

Comparable Properties



8/1 St David St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 17/04/2024
Property Type: Unit



212E/9 Robert St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 07/06/2024
Property Type: Unit



109/475 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$412,000
Method: Private Sale
Date: 09/05/2024
Property Type: Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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