

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

334 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Carlton

Period - From 11/03/2023 to 10/03/2024 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	68 Harcourt St NORTH MELBOURNE 3051	\$1,232,500	29/12/2023
2	54 Hotham St COLLINGWOOD 3066	\$1,087,500	18/11/2023
3	1/283 Rathdowne St CARLTON 3053	\$1,050,000	06/02/2024

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:

11/03/2024 19:28



Property Type:

Divorce/Estate/Family Transfers

Land Size: 92 sqm approx

Agent Comments

Comparable Properties



68 Harcourt St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$1,232,500

Method: Private Sale

Date: 29/12/2023

Property Type: House

Land Size: 91 sqm approx



54 Hotham St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,087,500

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 67 sqm approx



1/283 Rathdowne St CARLTON 3053 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 06/02/2024

Property Type: Townhouse (Res)