

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

390 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,520,000 Property Type House Suburb Carlton

Period - From 01/07/2023 to 30/09/2023 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	135 Rae St FITZROY NORTH 3068	\$2,250,000	17/10/2023
2	32 Westgarth St FITZROY 3065	\$2,176,000	07/10/2023
3	779 Drummond St CARLTON NORTH 3054	\$2,110,000	06/10/2023

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:

14/11/2023 14:36

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

September quarter 2023: \$1,520,000



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Property Type:

Agent Comments

Comparable Properties

**135 Rae St FITZROY NORTH 3068 (REI)**

Agent Comments

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Price: \$2,250,000**Method:** Sold Before Auction**Date:** 17/10/2023**Property Type:** House (Res)**32 Westgarth St FITZROY 3065 (REI)**

Agent Comments

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Price: \$2,176,000**Method:** Auction Sale**Date:** 07/10/2023**Property Type:** House (Res)**Land Size:** 225 sqm approx**779 Drummond St CARLTON NORTH 3054 (REI)**

Agent Comments

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 1

Price: \$2,110,000**Method:** Sold Before Auction**Date:** 06/10/2023**Property Type:** House (Res)**Land Size:** 244 sqm approx

Account - Jellis Craig