

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 9/94 Canning Street, Carlton Vic 3053

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$414,000

Property Type Unit

Suburb Carlton

Period - From 01/01/2023

to 31/12/2023

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	401/111 Leicester St CARLTON 3053	\$450,000	31/01/2024
2	106/50 Stanley St COLLINGWOOD 3066	\$433,000	27/09/2023
3	201/94 Canning St CARLTON 3053	\$410,000	25/10/2023

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:

15/02/2024 11:00

9/94 Canning Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
Year ending December 2023: \$414,000

Comparable Properties



401/111 Leicester St CARLTON 3053 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment



106/50 Stanley St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$433,000
Method: Private Sale
Date: 27/09/2023
Property Type: Apartment



201/94 Canning St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 25/10/2023
Property Type: Apartment

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



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