

18/422 Cardigan Street, Carlton Vic 3053



1 Bed 1 Bath 1 Car
Property Type: Apartment

Indicative Selling Price
\$439,000
Median Unit Price
Year ending March 2017: \$419,000

Comparable Properties



306/40 Stanley Street, Collingwood 3066 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$460,000
Method: Private Sale
Date: 22/03/2017
Property Type: Apartment
Agent Comments: Contemporary apartment with balcony, superior.



10/1 James Street, Fitzroy 3065 (REI)
1 Bed 1 Bath 1 Car
Price: \$448,000
Method: Private Sale
Date: 24/03/2017
Property Type: Apartment
Agent Comments: Top floor with balcony, superior.



7/675 Park Street, Brunswick 3056 (REI)
1 Bed 1 Bath 1 Car
Price: \$418,000
Method: Sold Before Auction
Date: 12/05/2017
Property Type: Apartment
Agent Comments: Small apartment, bathroom off bedroom. Inferior.

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

18/422 Cardigan Street, Carlton Vic 3053

Indicative selling price

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

Single price \$439,000

Median sale price

Median price \$419,000

unit X

Suburb
or locality Carlton

Period - From 01/04/2016 to 31/03/2017

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
306/40 Stanley Street, Collingwood Vic 3066	\$460,000	22/03/2017
10/1 James Street, Fitzroy Vic 3065	\$448,000	24/03/2017
7/675 Park Street, Brunswick Vic 3056	\$418,000	12/05/2017