

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

4/82 Canning Street, Carlton Vic 3053

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$450,000

House

Unit X

Suburb Carlton

Period - From 01/07/2016

to 30/06/2017

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	6/13 Alexander St COLLINGWOOD 3066	\$365,000	01/07/2017
2	106/91 Flemington Rd NORTH MELBOURNE 3051	\$365,000	21/07/2017
3	108/58 Queens Pde FITZROY NORTH 3068	\$355,000	24/06/2017

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.~~

4/82 Canning Street, Carlton Vic 3053



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$369,000
Median Unit Price
Year ending June 2017: \$450,000

Comparable Properties



6/13 Alexander St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$365,000
Method: Sold Before Auction
Date: 01/07/2017
Rooms: -
Property Type: Apartment



106/91 Flemington Rd NORTH MELBOURNE
3051 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 21/07/2017
Rooms: 2
Property Type: Apartment



108/58 Queens Pde FITZROY NORTH 3068
(REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 24/06/2017
Rooms: -
Property Type: Apartment