

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

15/28 LITTLE CARDIGAN STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

201A/640 SWANSTON STREET CARLTON VIC 3053	\$535,000	04-Dec-22
106/68 LA TROBE STREET MELBOURNE VIC 3000	\$500,250	16-Feb-23
16/355 RATHDOWNE STREET CARLTON VIC 3053	\$535,000	23-Jan-23

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 6 months.~~

This Statement of Information was prepared on: 22 February 2023



**201A/640 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price ^{RS} **\$535,000** Sold Date **04-Dec-22**

Distance **0.29km**



**106/68 LA TROBE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$500,250** Sold Date **16-Feb-23**

Distance **0.48km**



**16/355 RATHDOWNE STREET
CARLTON VIC 3053**

 1  1  1

Sold Price ^{RS} **\$535,000** Sold Date **23-Jan-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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