

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 710A/640 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$730,000 & \$760,000

Median sale price

Median price \$609,000 Property Type Unit Suburb Carlton

Period - From 01/04/2021 to 30/06/2021 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	11/410 Queen St MELBOURNE 3000	\$785,000	05/05/2021
2	603/50 Stanley St COLLINGWOOD 3066	\$732,000	14/04/2021
3	13/86 Queens Pde FITZROY NORTH 3068	\$786,000	06/02/2021

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: 03/08/2021 11:42

710A/640 Swanston Street, Carlton Vic 3053



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$730,000 - \$760,000

Median Unit Price

June quarter 2021: \$609,000

Comparable Properties



11/410 Queen St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  2  1

Price: \$785,000

Method: Private Sale

Date: 05/05/2021

Property Type: Apartment



603/50 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2  2  1

Price: \$732,000

Method: Sold Before Auction

Date: 14/04/2021

Property Type: Apartment



13/86 Queens Pde FITZROY NORTH 3068 (REI)

Agent Comments

 2  2  1

Price: \$786,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Apartment

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