

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1007/518 Swanston Street CARLTON VIC.

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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$559,250

*House

*Unit

2

Suburb

CARLTON

Period - From

July 2018

to

29th July 2019

Source

REA

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 representatives considers to be most comparable to the property for sale;

Address (comparable property)	Price	Date of Sale	Source
205/108 Queensberry Street Carlton, VIC, 3053	\$490,000	05/2019	RP Data
708/123 Pelham Street Carlton, VIC, 3053	\$550,000	04/2019	RP Data
903/483 Swanston Street Melbourne, VIC, 3000	\$530,000	05/2019	RP Data