

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

634/746 SWANSTON 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

\$140,000

&

\$150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 2024

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

814/800 SWANSTON STREET CARLTON VIC 3053	\$145,000	30-Nov-23
19/800 SWANSTON STREET CARLTON VIC 3053	\$150,000	29-Nov-23
133/746 SWANSTON STREET CARLTON VIC 3053	\$154,000	03-Jan-24

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 May 2024



**814/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$145,000

Sold Date **30-Nov-23**

Distance

0.13km



**19/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$150,000

Sold Date **29-Nov-23**

Distance

0.14km



**133/746 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$154,000

Sold Date **03-Jan-24**

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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