

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

107/466 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,800

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2021

to

31 May 2022

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

162/488 SWANSTON STREET CARLTON VIC 3053	\$165,000	10-Oct-19
501/466 SWANSTON STREET CARLTON VIC 3053	\$168,000	13-Jul-21
111/466 SWANSTON STREET CARLTON VIC 3053	\$183,333	17-Jul-21

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: 09 June 2022



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**162/488 SWANSTON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$165,000** Sold Date **10-Oct-19**

Distance -



**501/466 SWANSTON STREET
 CARLTON VIC 3053**

1 1 1

Sold Price **\$168,000** Sold Date **13-Jul-21**

Distance -



**111/466 SWANSTON STREET
 CARLTON VIC 3053**

1 1 -

Sold Price **\$183,333** Sold Date **17-Jul-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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