

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

304/800 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

\$155,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2022

to

31 Oct 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

241/800 SWANSTON STREET CARLTON VIC 3053	\$152,500	22-Sep-23
520/800 SWANSTON STREET CARLTON VIC 3053	\$150,000	22-Mar-23
1010/800 SWANSTON STREET CARLTON VIC 3053	\$156,000	07-Aug-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: 24 November 2023



Oxford
1 Bedroom Apartment
CG 31.08.24
UNDISCLOSED SALE

241/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price ^{RS} **\$152,500** ^{UN} Sold Date **22-Sep-23**

Distance **0km**



Oxford
1 Bedroom Apartment
CG 31.08.24
UNDISCLOSED SALE

520/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price **\$150,000** Sold Date **22-Mar-23**

Distance **0km**



1010/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price **\$156,000** Sold Date **07-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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