

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

882/488 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2024

to

31 Jan 2025

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

5707/81 A'BECKETT STREET MELBOURNE VIC 3000	559000	08-Sep-24
3406/81 A'BECKETT STREET MELBOURNE VIC 3000	588000	19-Jul-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.

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**5707/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **559000** Sold Date **08-Sep-24**

Distance **0.46km**

**3406/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **588000** Sold Date **19-Jul-24**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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