

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 922/528 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$225,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Carlton

Period - From 01/10/2024

to 31/12/2024

Source REIV

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 six 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
1	209/51-67 Rathdowne St CARLTON 3053	\$242,500	31/01/2025
2	30/88 Franklin St MELBOURNE 3000	\$238,000	23/01/2025
3	718/339 Swanston St MELBOURNE 3000	\$245,000	06/01/2025

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 six months.~~

This Statement of Information was prepared on:

26/02/2025 12:49



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$225,000
Median Unit Price
 December quarter 2024: \$550,000

Comparable Properties



209/51-67 Rathdowne St CARLTON 3053 (REI)

[Agent Comments](#)

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Price: \$242,500
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment



30/88 Franklin St MELBOURNE 3000 (REI)

[Agent Comments](#)

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Price: \$238,000
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment



718/339 Swanston St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

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Price: \$245,000
Method: Private Sale
Date: 06/01/2025
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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