

# 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

607/613 Swanston Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$295,000 & \$320,000

### Median sale price

Median price \$472,000 Property Type Unit Suburb Carlton

Period - From 01/01/2022 to 31/12/2022 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	1003/25 Wills St MELBOURNE 3000	\$345,000	03/01/2023
2	G12/525 Rathdowne St CARLTON 3053	\$320,000	12/01/2023
3	304/145 Queensberry St CARLTON 3053	\$312,000	28/10/2022

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:

24/01/2023 15:35

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**Indicative Selling Price**

\$295,000 - \$320,000

**Median Unit Price**

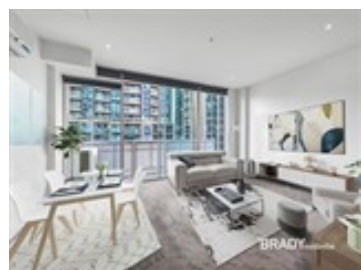
Year ending December 2022: \$472,000



**Property Type:**

Agent Comments

## Comparable Properties



**1003/25 Wills St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$345,000

**Method:** Private Sale

**Date:** 03/01/2023

**Property Type:** Apartment

**Land Size:** 55 sqm approx



**G12/525 Rathdowne St CARLTON 3053 (REI)**

Agent Comments



**Price:** \$320,000

**Method:** Private Sale

**Date:** 12/01/2023

**Property Type:** Apartment



**304/145 Queensberry St CARLTON 3053 (REI)**

Agent Comments



**Price:** \$312,000

**Method:** Private Sale

**Date:** 28/10/2022

**Property Type:** Apartment

**Account - Love & Co**